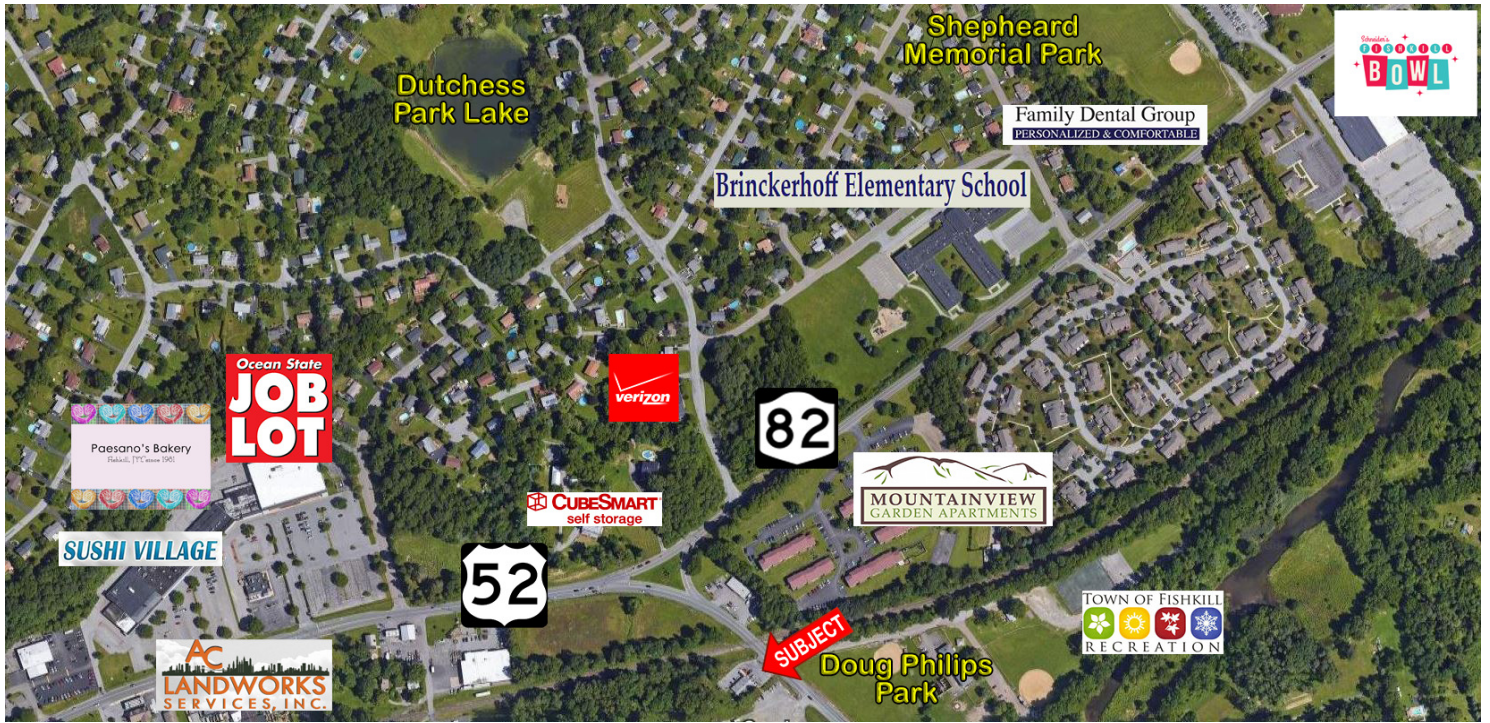




DEVELOPMENT PARCEL, EXISTING INCOME 1610 NEW YORK ROUTE 52, FISHKILL, NY 12524



DEVELOPMENT SITE, EXSTING INCOME; 4 CONCEPTS

OFFERING SUMMARY

ADDRESS: 1610 NY Route 52,
Fishkill, NY 12524

LOCATION: **Interstate 84 (Exit 46)**
(5 Minutes / 2.4 Miles)
Newburgh Beacon Bridge
(13 Minutes / 6.6 Miles)
Taconic State Parkway
(11 Minutes / 6.7 Miles)

BUILDING SIZE: 2,640 SF

LOT SIZE: 8.46 Acres

TRAFFIC COUNT: 16,775 on NYS Rt 82 / NYS Rt 52

ASKING PRICE: **Existing Income**
Available Upon Request
~~Previously Asking: \$1,250,000~~
New Asking Price: \$995,000



LOCATION OVERVIEW

Fishkill, New York is a charming village with a rich history dating back to the American Revolution. Once a vital supply depot, it now offers a blend of historical sites like the Van Wyck Homestead Museum and modern amenities. Conveniently located near Interstate 84, Fishkill provides easy access to both New York City and the Hudson Valley while maintaining a strong sense of community. Visitors can enjoy outdoor activities, explore local shops and restaurants, or simply relax in this picturesque setting.



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CONCEPT PLAN - RESIDENTIAL DEVELOPMENT MULTIPLE USE DEVELOPMENTS

DENSITY 8 UNITS PER ACRE = 47 UNITS CONTEMPLATED

Alt 4

Per R-40 and GB zone the following is allowed

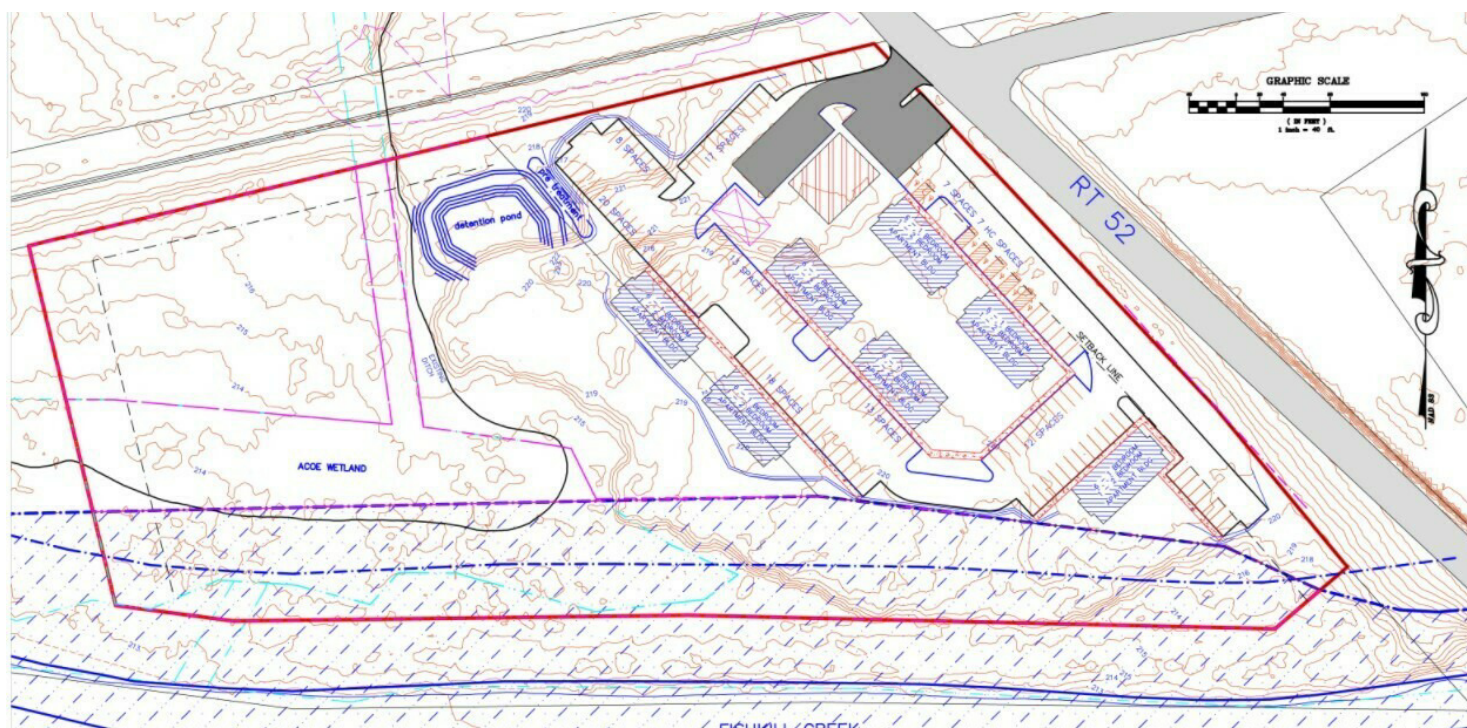
Designed multiple-use developments, subject to Town Board approval rather than Board of Appeals approval (subject to § 150-71).

Under 150-71 **Designed multiple use development district.**

- A. Legislative intent. A designed multiple-use development (DMUD) is a land use requiring a rezoning procedure granted after public hearing by the Town Board for a designed multiple-use development where the general land use and development plan for such development is found to comply with the Town Comprehensive Plan and the standards of this section and all other applicable sections of this chapter and where such development shall be designed to achieve the following objectives:

Apartment density is based on 8 density units per acre\

Useable area in both R-40 and GB is 5.96 acres x 8 units per acre = 47 units allowed



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CONCEPT - SELF STORAGE

SELF STORAGE, WAREHOUSES, OUTDOOR STORAGE

7 BUILDINGS PROPOSED - TOTALING 30,300 SF

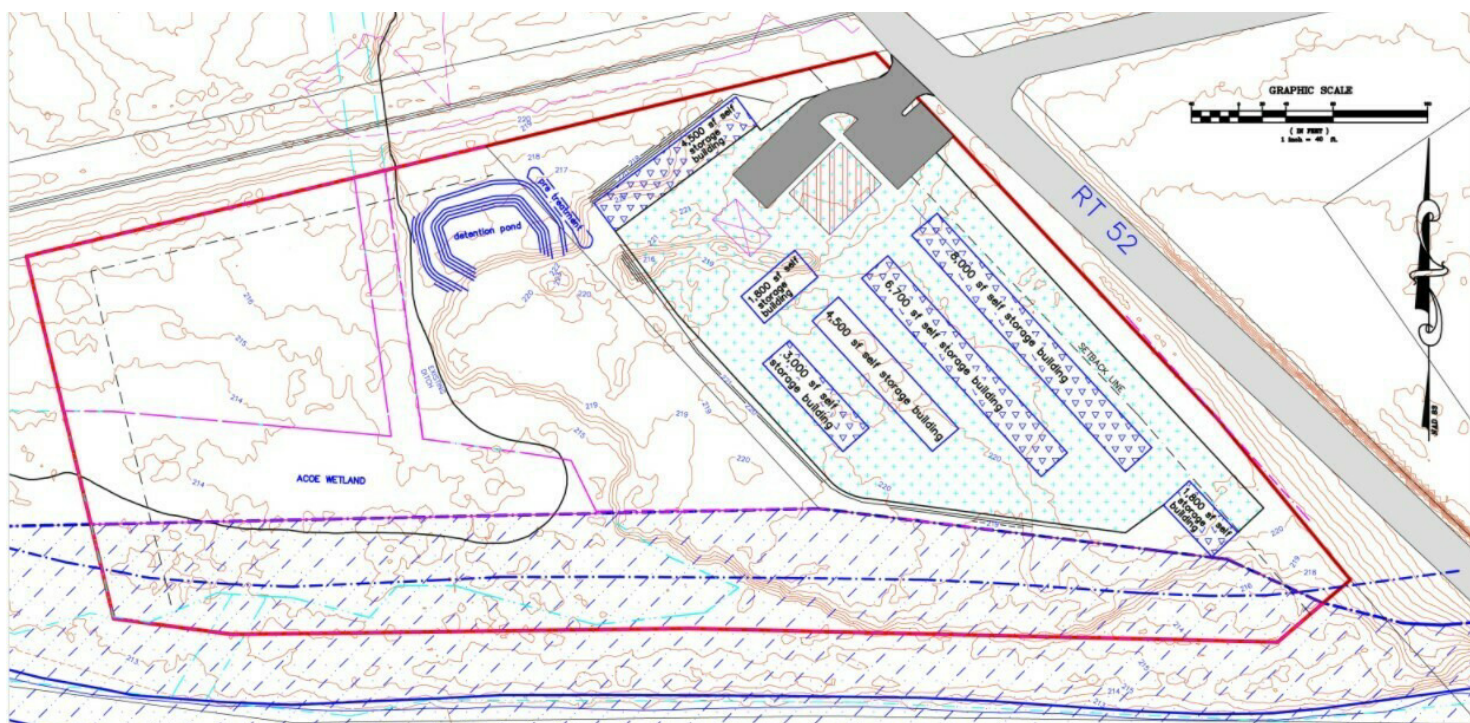
Alt 3. *Self-storage facilities, warehouses and the storage and sale of building materials, plumbing, electrical and similar contractor's establishments, provided any outdoor storage is suitably screened from streets and adjoining properties in accordance with a plan approved by the Planning Board.*

Individual storage unit buildings are provide in alt 2 with 7 buildings range in size from 1,800 sf to 8, 000 sf. Totaling 30,300 sf of space.

The layout keeps the existing retail building which as an existing SDS and is connected to Town water. No SDS is being provided as the units will not have sewer or water and the existing building is currently serviced by and existing SDS and existing water connection.

Storm water will be collected, treated and conveyed to a proposed detention pond located on the site in the R-40 zone area which will discharge to the existing ditch which then flows to the Fishkill Creek.

All other uses allowed in this zone are not particle for the property due to size, configuration and location of both flood plain, food way and wetlands onsite.



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CONCEPT - RETAIL / OFFICE

STORES, SHOPS, PROFESSIONAL BANKING, OFFICE

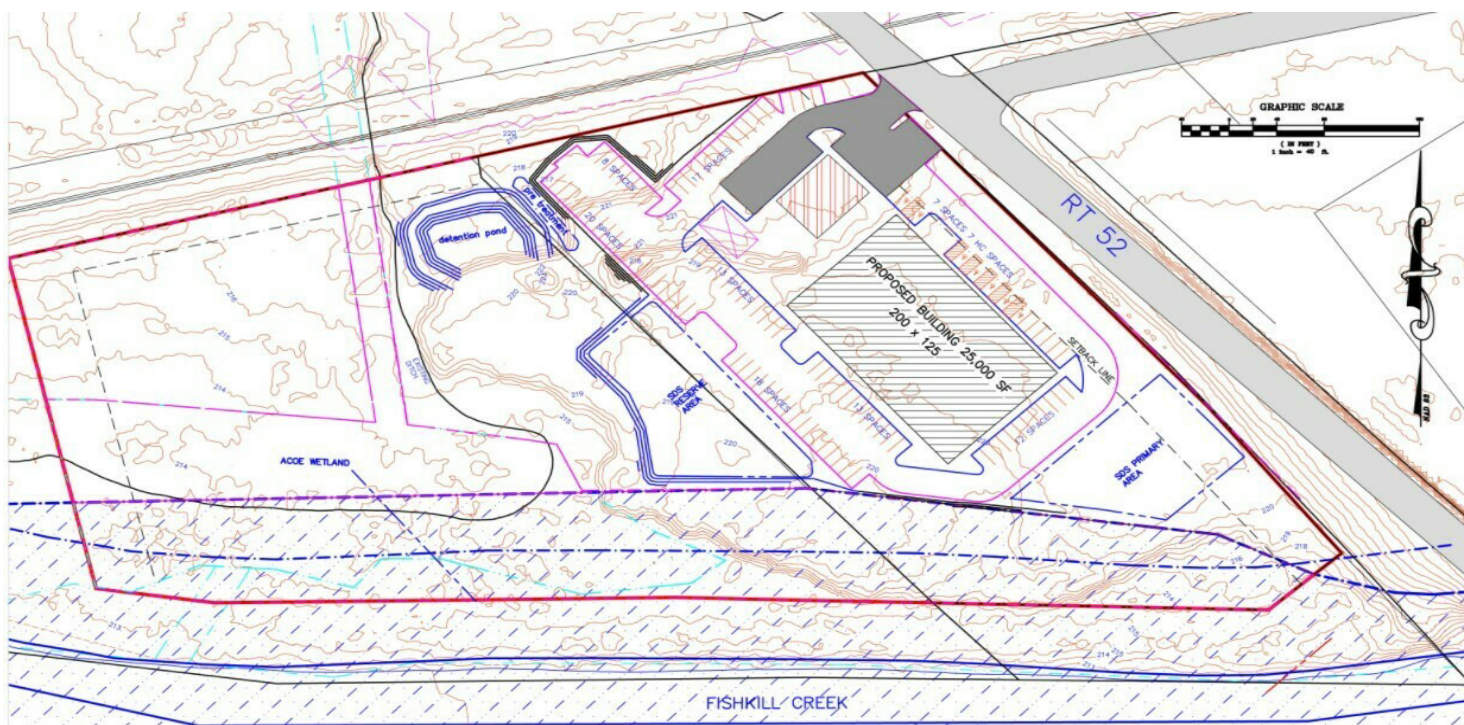
25,000 SF RETAIL BUILDING FOR RETAIL OR OFFICE

Alt 1 *Stores and shops for the conduct of retail business and Professional, banking, business or governmental offices.*

A propose 25,000 sf building which can be used for retail or professional offices
The difference is in parking. The existing retail building remains on the attached sketch and the proposed parking incorporated the existing parking area

A large sewage disposal system based on soil listed in the Dutchess County soils survey is shown along with the expansion / reserve area. The water will be supplied by connecting to the Town line

Storm water will be collected, treated and conveyed to a proposed detention pond located on the site in the R-40 zone area which will discharge to the existing ditch which then flows to the Fishkill Creek.



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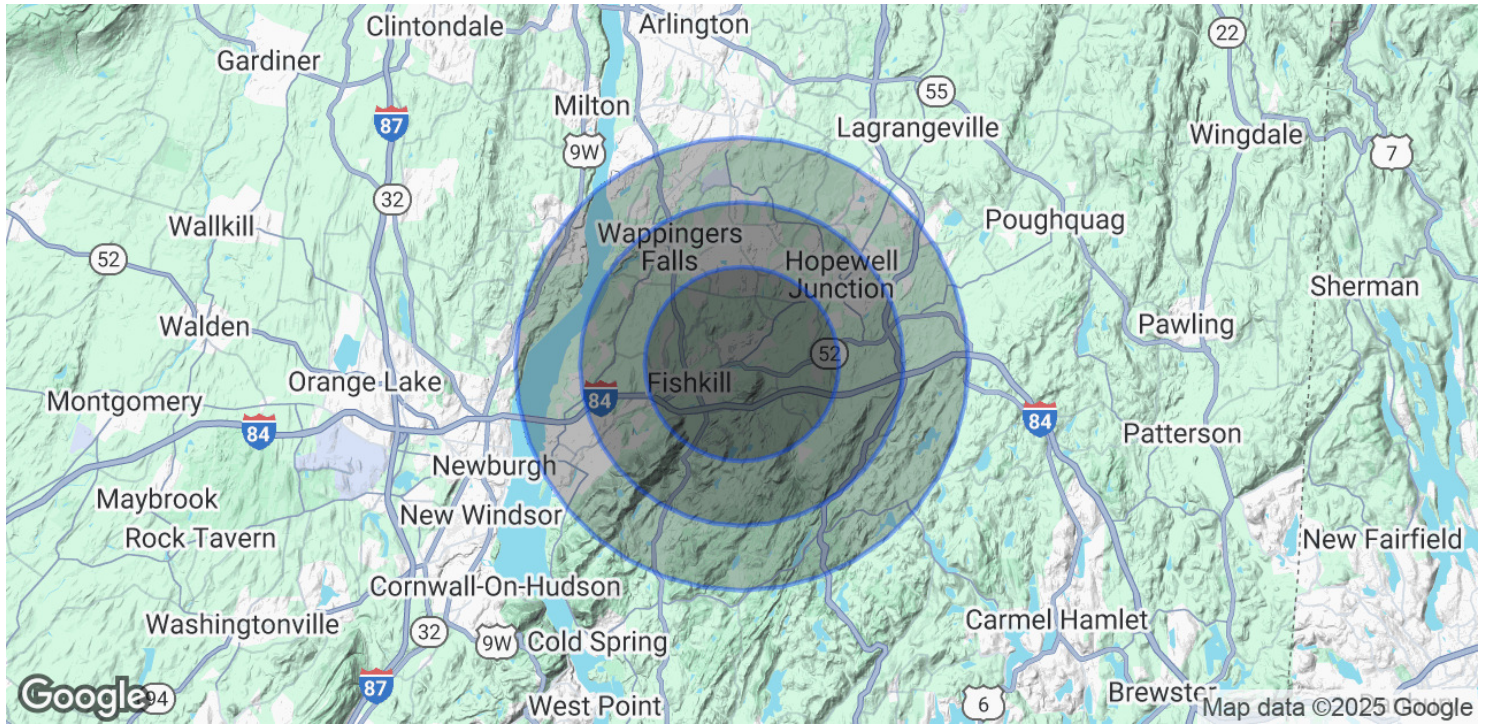
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	23,968	65,016	105,383
Average Age	45	44	43
Average Age (Male)	43	42	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	9,570	24,653	40,326
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$140,160	\$137,978	\$145,600
Average House Value	\$449,351	\$442,159	\$457,585

Demographics data derived from AlphaMap



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