

Hudson Valley
Hospice
Depot

**NATIONAL
MARTIAL
ARTS**



**Shelly's
Deli**

INTRODUCING

Violet Avenue

POUGHKEEPSIE, NY 12601

FOR SALE:
Multifamily
&
Retail Plaza



HOULIHAN LAWRENCE
COMMERCIAL



HOULIHAN LAWRENCE
COMMERCIAL
INTRODUCING

465 Violet Avenue & 471-473 Violet Avenue

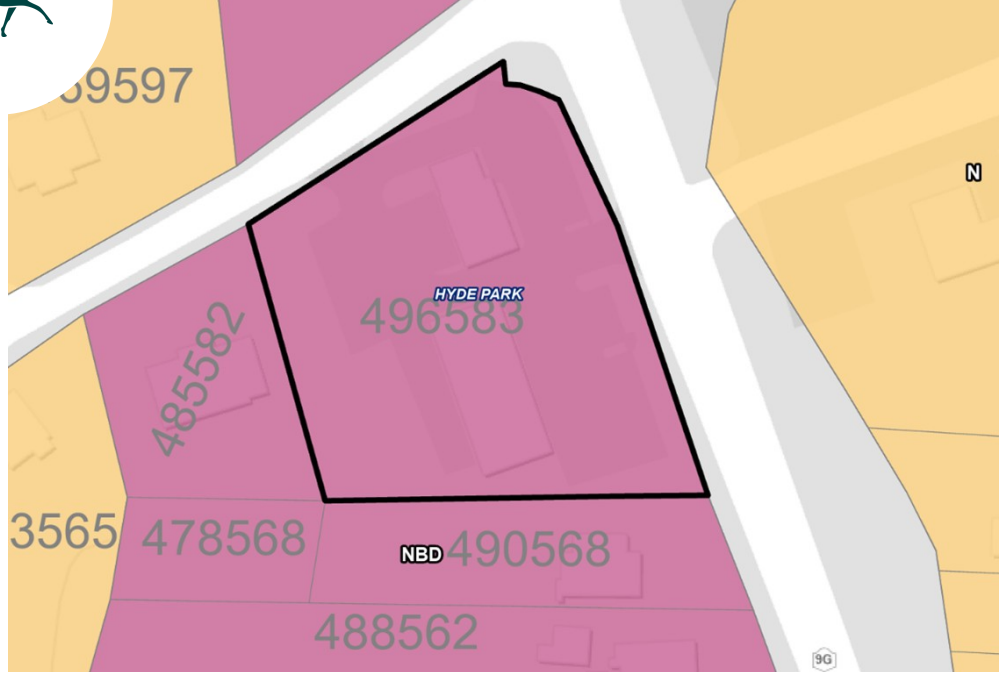
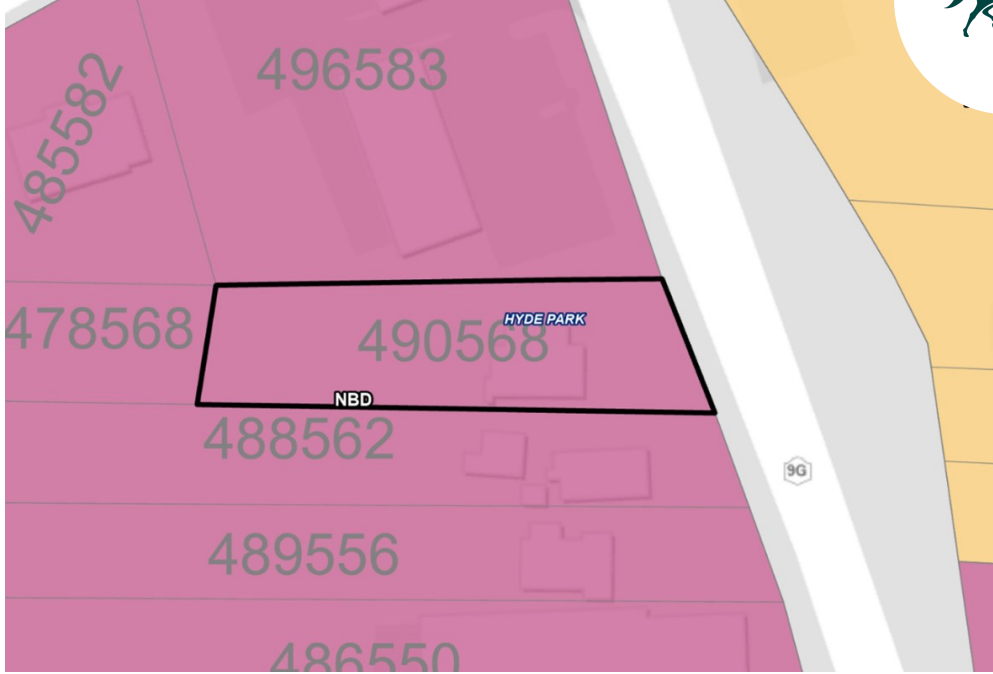
POUGHKEEPSIE, NY 12601

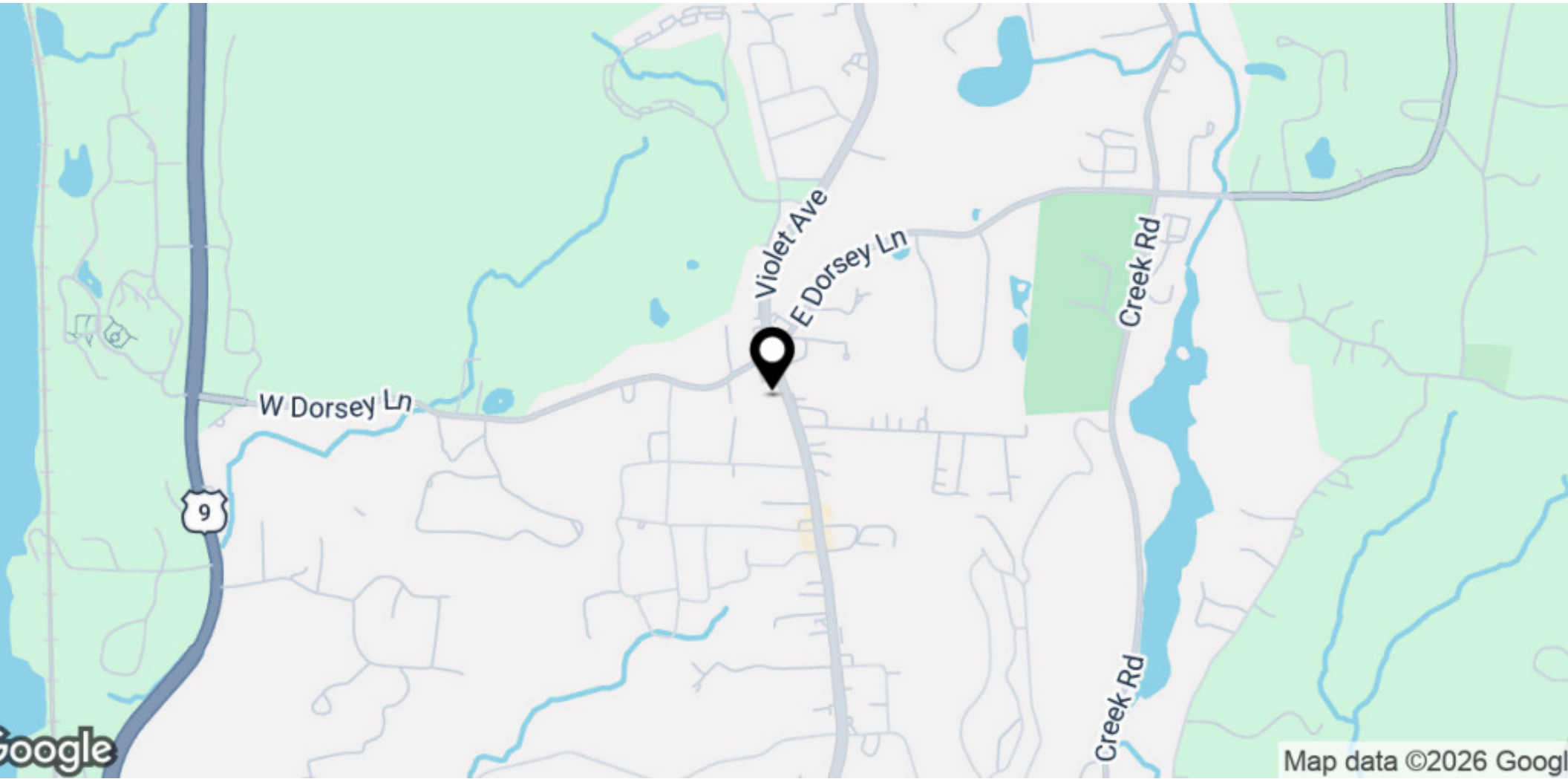
8,235
SQFT.

\$1,350,000
OFFERED AT

Fully Occupied Three Tenant Retail Plaza with Two Residential Apartments

-
- Stable income In-Place
 - Three retail tenants in 2 retail buildings (lot 496583).
 - Two 3-bedroom apartments in a standalone duplex building (lot 490568)
 - Annual escalations for all tenants
 - Fully occupied with strong rental history
 - Attractive 7.93% Cap Rate
 - No deferred maintenance
 - Signaled corner on Route 9G and Violet Avenue
 - Great corner lot with ample parking and great visibility
 - NBD Zoning





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NATIONAL MARTIAL ARTS

3 CLASSES
JUST \$29

Gracie
BULLYPROOF
NMA
(845) 483-7675

JIU JITSU MUAY THAI

TANG SOO DO BOXING



Gracie
BULLYPROOF
CERTIFIED
GRACIE
JIU-JITSU
TRAINING CENTER
NMA
(845) 483-7675

Brazilian
Jiu-Jitsu
2 WEEKS &
A FREE UNIFORM
JUST \$49!

KIDS
MARTIAL ARTS
2 WEEKS
JUST \$29

KICKBOXING
CLASSES!
3 CLASSES
• FREE GLOVES
JUST \$29!



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COMMERCIAL



SHELLY'S DELI

OPEN

PICK YOUR LOTTERY

READY, SET, SNACK!

READY, SET, SNACK!

A&R
481

B. Marshall
PREMIUM COFFEE



SHELLY'S DELI

Catering Available
Party Subs
Platters
Hot Food

Shelly's Deli
www.shellysdeli.com
Find us on Facebook
845-471-FOOD



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Property Details | 471 - 473 Violet Ave

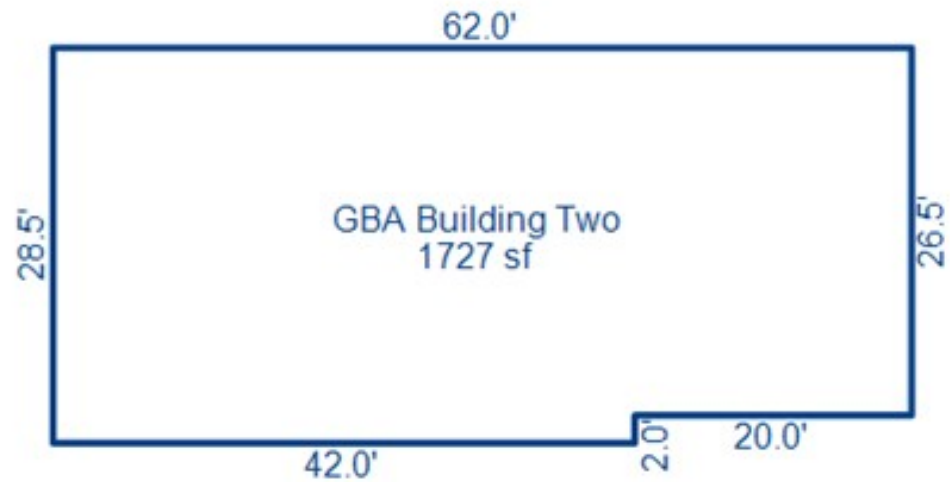
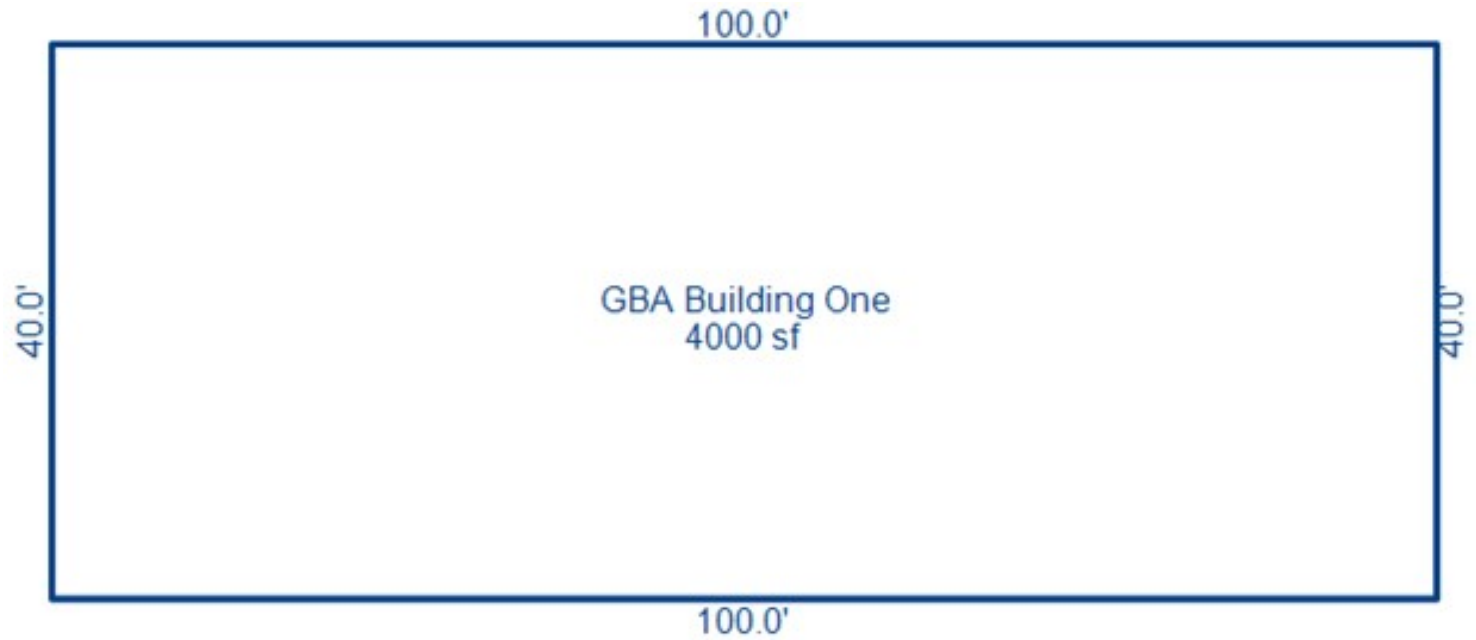
Hospice \$1,989/mo

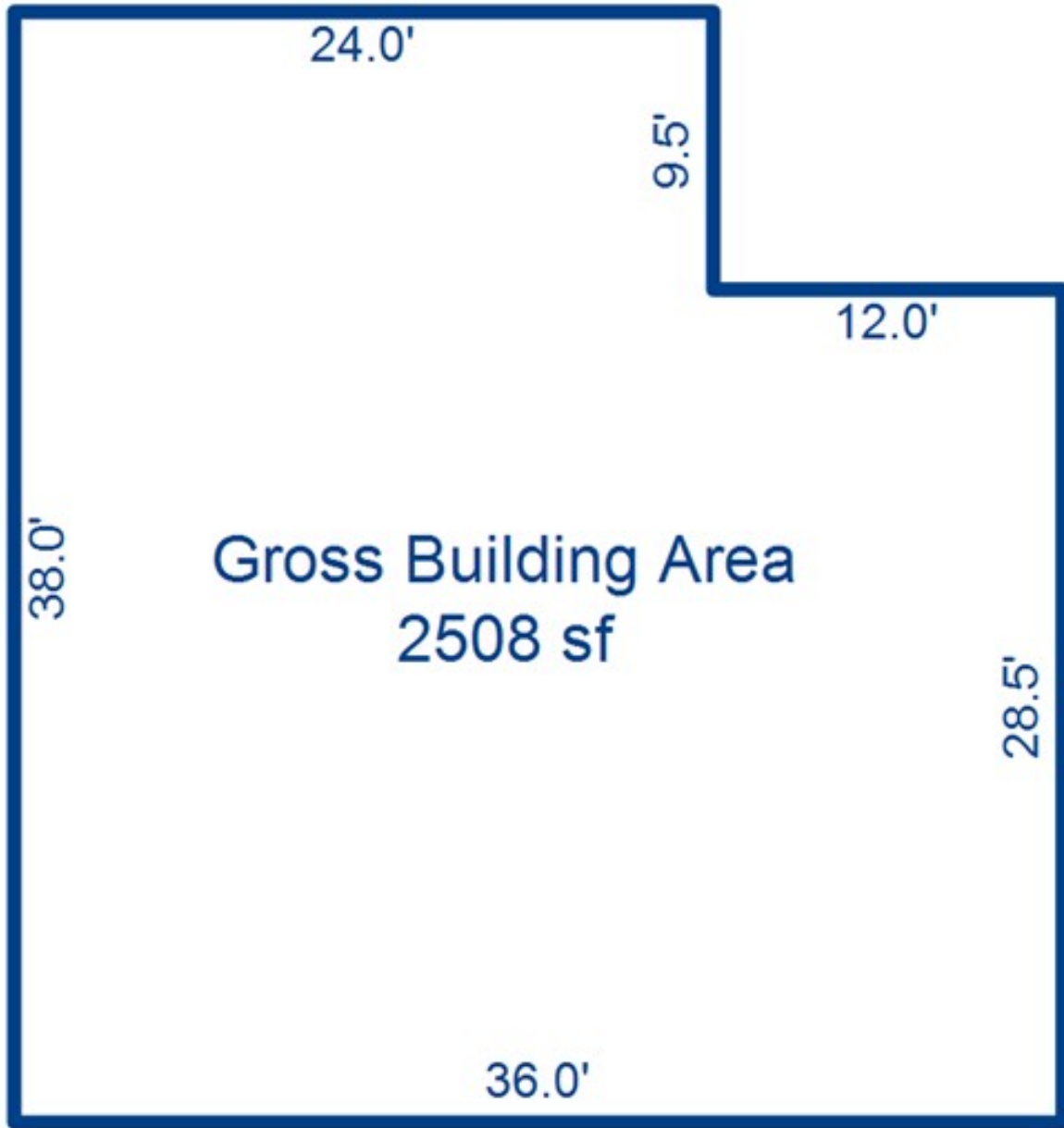
National Karate \$3,581/mo

*3% Annual Increase

Shelly's Deli \$3,874/mo

*3% Annual Increase





Property Details | 465 Violet Ave

E Kingsley (1) \$2,300/mo

J&S Leete (2) \$1,510/mo

*3% Annual Increase





CONTACT US FOR MORE INFORMATION



STEVEN SALOMONE

Associate Real Estate Broker

M 914.329.0185 O 914.798.4900

ssalomone@houlihanlawrence.com



TOM LAPERCH

Associate Real Estate Broker

M 845.729.4211 O 914.798.4900

tlaperch@houlihanlawrence.com



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**LOCAL MARKET LEADERSHIP.
WORLD CLASS CONNECTIONS.**

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