



OWNER-USER / INVESTMENT

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590



NYS ROUTE 9D NEAR U.S. ROUTE 9

OFFERING SUMMARY

ADDRESS: 7-13 Delavergne Avenue
Wappingers Falls, NY 12590

DIRECTION: Vassar Road via U.S. RTE 9D to
site - 2 Minutes / 0.7 Miles

BUILDING SIZE: 3 Bedroom House - 1,359 SF
2 Bedroom - 925 SF
2 Bedroom - 1,330 SF
Studio - 540 SF
Garage 1 - 3,600 SF
Garage 2 - 1,214 SF
Garage 3 - 1,890 SF
Total: 10,858 SF

ACRES: 0.78 Acre

TRAFFIC COUNT: 13,247 AADT on NYS Route 9D

FRONTAGE: 197' Frontage on Delavergne Ave

ASKING PRICE: **New Asking Price: \$1,295,000**
~~Previously Asking: \$1,450,000~~



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer an Investment Property on 7-13 Delavergne Avenue, Wappingers Falls, NY 12590. There are 4 buildings in total which make up apartments, garages and an office. This space includes overhead bay doors, on site parking, and more.

New Hamburg Station (Hudson Line) - (6 Minutes / 2.2 Miles)

Poughkeepsie Station (Hudson Line) - (12 Minutes / 7.5 Miles)

Mid-Hudson Bridge & Newburgh Beacon Bridge - 15 Minutes away



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
845.485.3100

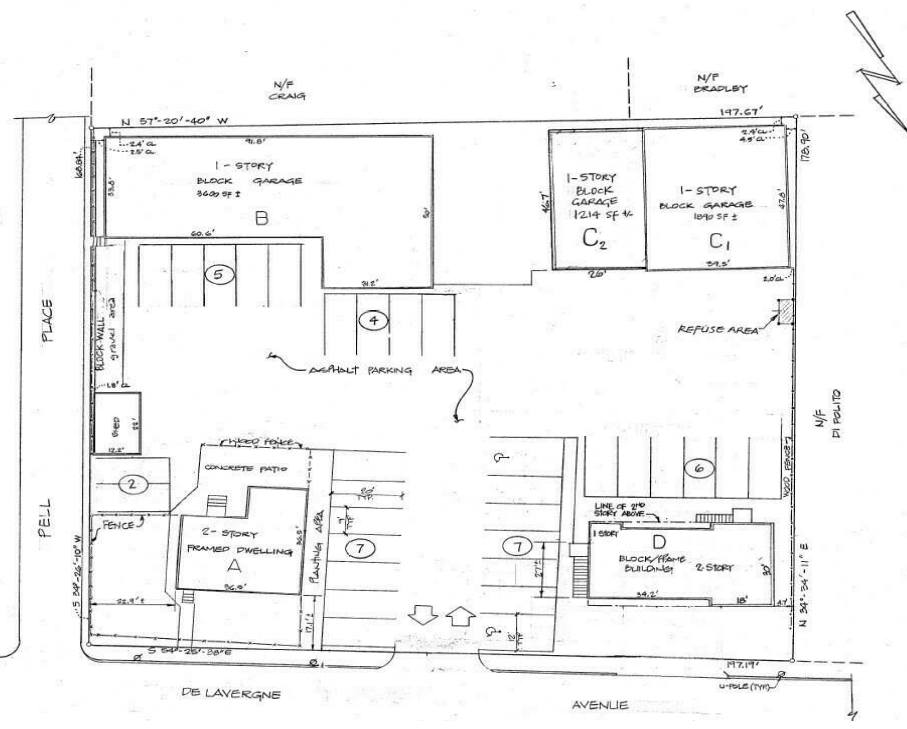
tom@crproperties.com



CONTRACTOR'S YARD, STORAGE

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

4 RESIDENTIAL RENTALS, 3 COMMERCIAL RENTALS



SITE DATA

LOT AREA = 0.788 AC.

BUILDING	USE	APPROX. BLDG. USE FOOTPRINT	REQUIRED PARKING
A	EXIST'G. ONE FAMILY		2 SP.
B	EXIST'G. COMMERCIAL	3600	3600 / 900 = 4.0 SP.
C1	EXIST'G. COMMERCIAL	1050	1050 / 400 = 2.6 SP.
C2	EXIST'G. COMMERCIAL	1214	1214 / 400 = 3.0 SP.
D	EXIST'G. FRAMED DWELLING	1325	2 SP.
E	EXIST'G. PROPOSED APARTMENT	1830	2 SP.
F	PROPOSED STUDIO	640	1 SP.

- NOTES:
- BOUNDARY SURVEY & BLDG. LOCATIONS BASED ON MAP ENTITLED "THE CONTELMO ESTATE" DATED 11/16/76 PREPARED BY RICHARD W. BURDOR, L.S.
 - ALL SITE CONDITIONS SHOWN ARE EXIST'G EXCEPT THOSE LABELED PROPOSED.

SITE PLAN OF CONTELMO PROPERTY
7 DELAVERGNE AVE. VILLAGE OF WAPPINGERS FALLS



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

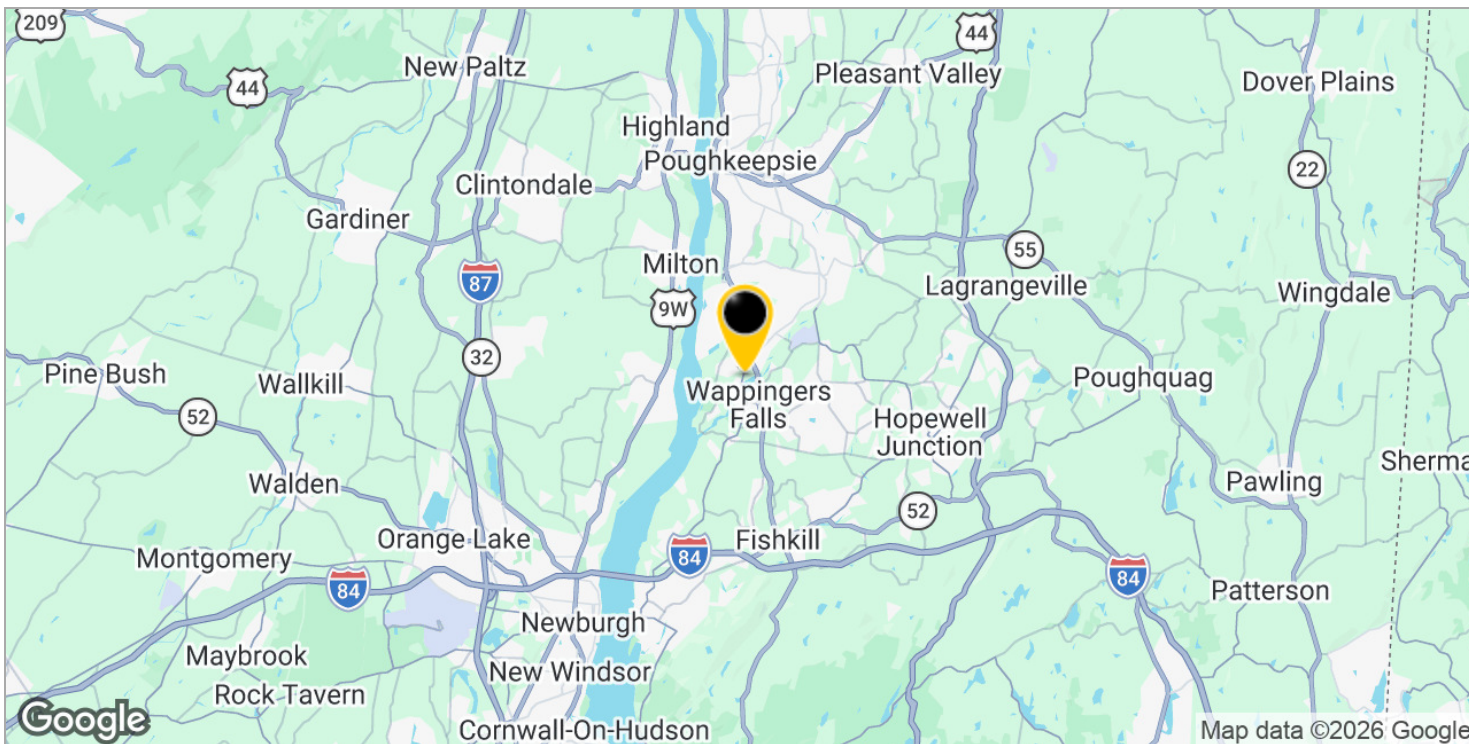
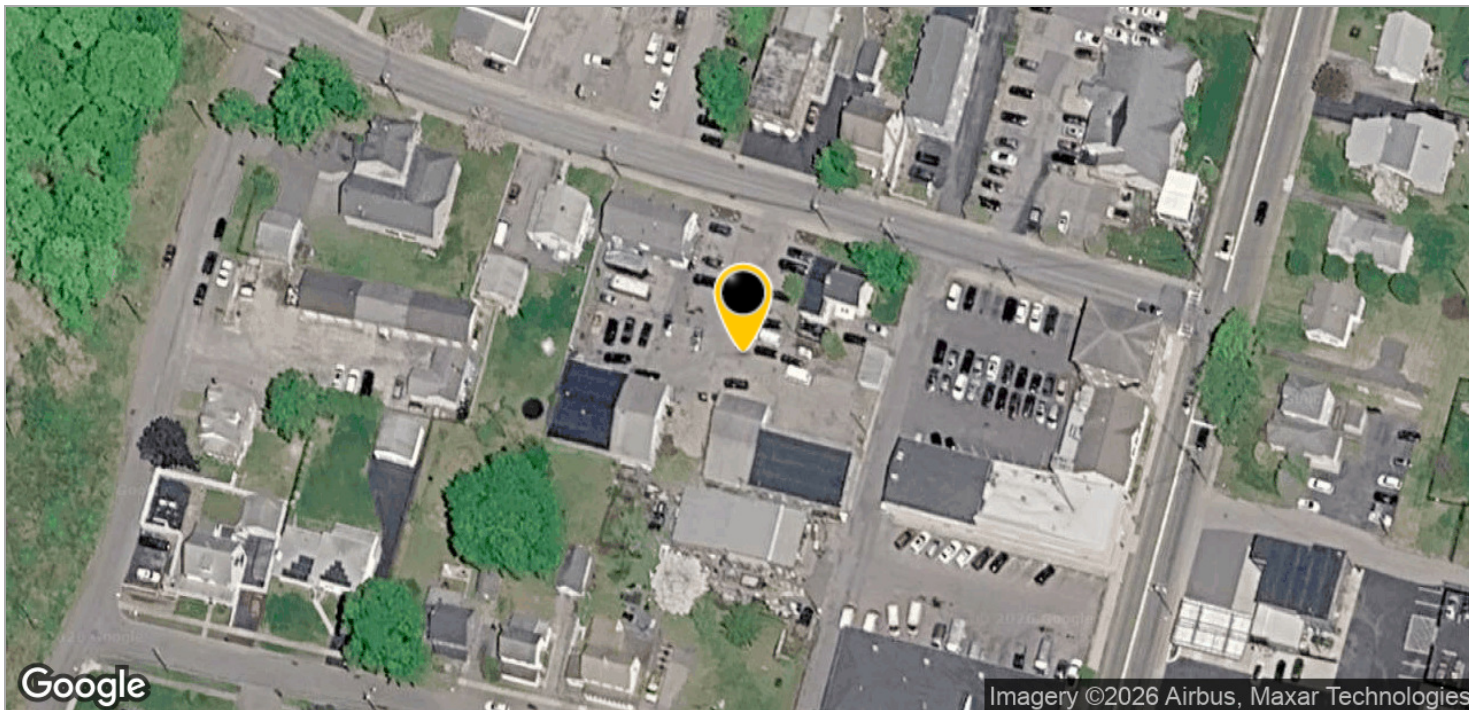
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



NYS ROUTE 9D & U.S. ROUTE 9 AREA

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

15 MINUTES FROM BOTH (NORTH) MID-HUDSON & NEWBURGH-BEACON BRIDGE (SOUTH)



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

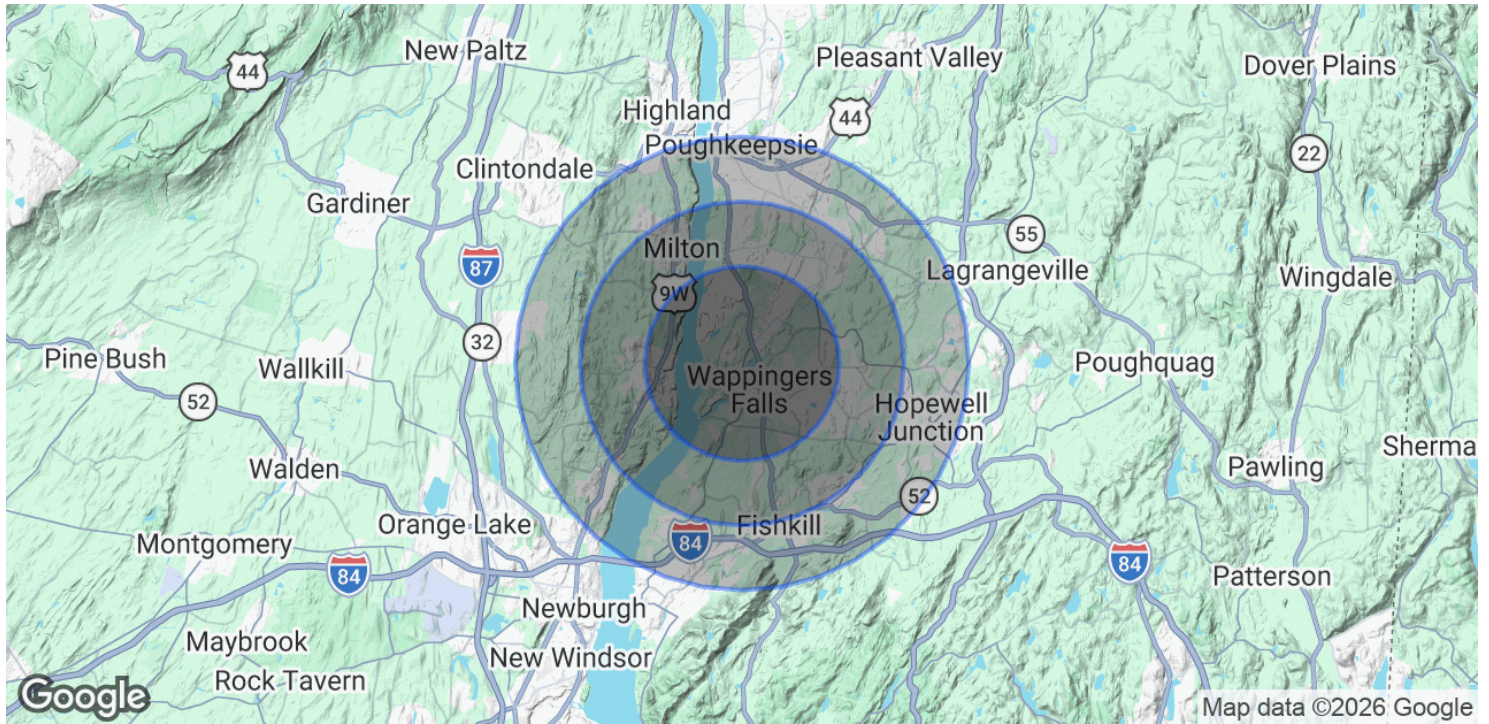
For more information:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS AND STATISTICS

POPULATION, HOUSEHOLD & INCOME

ORANGE - SULLIVAN AREAS OF NEW YORK



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	29,929	68,940	148,443
Average Age	45.2	44.9	43.0
Average Age (Male)	44.9	44.2	41.8
Average Age (Female)	44.5	45.4	43.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	11,654	27,219	58,333
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$121,602	\$131,335	\$124,826
Average House Value	\$354,850	\$369,220	\$364,207

2023 American Community Survey (ACS)



CR Properties Group, LLC
 295 Main Street
 Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Thomas M. Cervone
 845.485.3100
tom@crproperties.com