



PROPERTY SUMMARY

This Priced-to-Sell investment property includes 50% flex use space, a single loading dock, and is offered at a significant discount to appeal to developers, investors and entrepreneurs looking to invest in a highly accessible Hudson Valley location. The two tenants would like to continue leasing. The remainder of the building has been vacated by the owner. The GB zoning district permits numerous uses.

Asking Price	\$1,450,000
Site Size	1.22 Acres
Building Size	19,272 SF
# of Floors	2 - First floor slab on grade
Year Built	1985
Occupancy - 2 Long-Term Tenants	28%
Lease Type	Month-to-Month
Taxes	45,835
Zoning	GB - General Business
Permitted Uses	Warehouses, self-storage, dry cleaning; stores, shops, retail with on-site manufacturing, offices
Market (MSA)	Poughkeepsie-Newburg, NY



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