



INVESTMENT PROPERTY

150, 152 PARKER AVE & 215 N HAMILTON ST, POUGHKEEPSIE, NY 12601



GAS STATION BUSINESS + TWO APARTMENT BUILDINGS

ADDRESS: 150 Parker Ave
152 Parker Ave
215 N Hamilton St
Poughkeepsie, NY 12601

LOCATION: Dutchess County, NY

LOT SIZE: 0.69 Acre

BUILDING SIZE(S) 1,587 SF (152 Parker Ave)
2,590 SF (215 N Hamilton St)
Total: 4,177 SF

TRAFFIC COUNT: 3,545 AADT - Parker Ave (NY 9G)

ASKING PRICE: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group is pleased to offer an investment property, which includes a Citgo Gas Station business and two newly renovated Apartments; adjacent of the Gas Station. Citgo Petroleum Corporation is used. Located at 150 Parker Avenue (NYS Route 9G) in the City of Poughkeepsie, New York, 5 minutes from U.S. Route 9, 6 minutes from the Mid-Hudson Bridge, and 8 minutes from U.S. Route 44 / NYS Route 55. Includes 2 gas dispensers with 4 total gas pumps.



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:

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845.485.3100 x12
mark@crproperties.com



NEWLY RENOVATED APARTMENTS

CLOSE PROXIMITY TO DUTCHESS COMMUNITY COLLEGE

COMBINED APARTMENT SPACE; 4,100+ SF



Front: 215 N Hamilton Street



Rear: 215 N Hamilton Street



Front: 152 Parker Avenue



Interior: 215 N Hamilton Street



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POUGHKEEPSIE GAS / CONVENIENCE STORE

150 PARKER AVENUE, POUGHKEEPSIE, NY 12601



CITGO GAS & 1,700+ SF CONVENIENCE STORE

ADDRESS: NYS Route 9G
150 Parker Avenue
Poughkeepsie, NY 12601

LOCATION: **U.S. Route 9**
(5 Minutes / 1.2 Miles)
Mid-Hudson Bridge
(6 Minutes / 1.7 Miles)
U.S. route 44 / NYS Route 55
(8 Minutes / 2.6 Miles)

LOT SIZE 0.32 Acre

BUILDING SIZE: **Total:** 1,782 SF
Gas + Convenience: 700+/- SF

TRAFFIC COUNT: 3,545 AADT - Parker Ave (NY 9G)

ASKING PRICE: **Sale:** \$98,000
Lease: \$4,000 Per Month



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale and For Lease a Gas Station on 0.32 Acres with an attached 1,782 SF Mini Mart / Convenience Store. Citgo Petroleum Corporation is used. Located at 150 Parker Avenue (NYS Route 9G) in the City of Poughkeepsie, New York, 5 minutes from U.S. Route 9, 6 minutes from the Mid-Hudson Bridge, and 8 minutes from U.S. Route 44 / NYS Route 55. Includes 2 gas dispensers with 4 total gas pumps.



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CITGO PETROLEUM ORGANIZATION

1,700+ CONVENIENCE STORE / MINI MART

2 GAS DISPENSORS WITH 4 TOTAL GAS PUMPS



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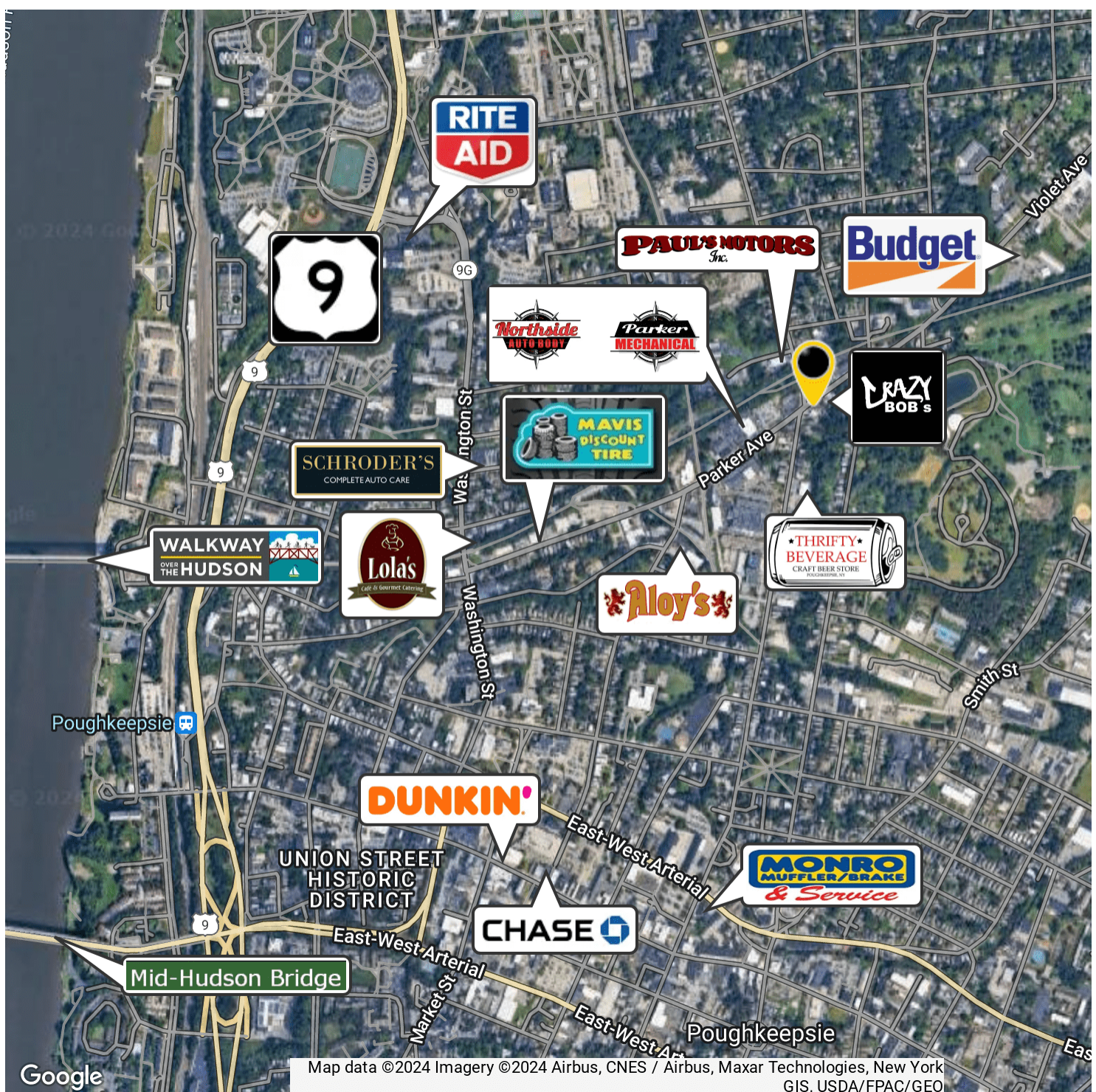
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MID-HUDSON BRIDGE - (6 MINUTES / 1.7 MILES)

U.S. ROUTE 9 - (5 MINUTES / 1.2 MILES)

3,545 AADT - PARKER AVENUE (NYS ROUTE 9G)



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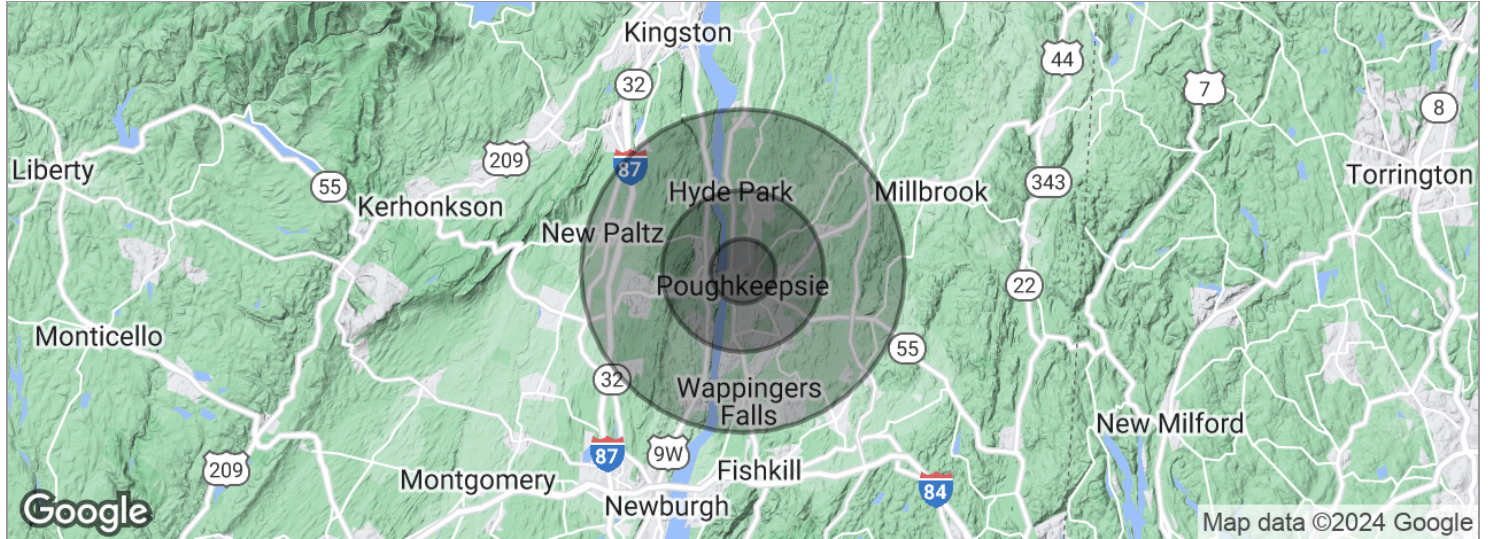
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DEMOGRAPHICS & STATISTICS

CITY OF POUGHKEEPSIE - POPULATION 31,000+

POPULATION, HOUSEHOLD, & INCOME VALUES



POPULATION	2 MILES	5 MILES	10 MILES
Total population	40,689	91,456	188,336
Median age	35.9	40.0	41.9
Median age (male)	35.8	38.7	40.8
Median age (Female)	36.7	41.1	43.1
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total households	17,693	38,095	77,206
# of persons per HH	2.3	2.4	2.4
Average HH income	\$69,327	\$88,648	\$94,146
Average house value	\$160,072	\$217,967	\$250,075

* Demographic data derived from 2020 ACS - US Census



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