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FOR SALE: PRIME OFFICE SITE POTENTIAL ON RT. 9

Existing House for Conversion With RT. 9 Visibility

“230 ft. Rt 9. Frontage” “ Near Malls” “ Town of Poughkeepsie”

Property location:	Right side, south bound Rt. 9 lane. Located between Sheafe Road and Spring Road (malls side entrance and Caddy dealership). Town of Poughkeepsie. Site is 6 Husky Hill Road, a right in from Rt, 9. (see attached color aerial)
Present Use;	Office Research: OR . permits offices.
Rt. 9 Land Frontage:	230 ft.
Land area:	.66 acre
House size:	approx. 1,100 sq. ft.
Utilities:	Town water/ septic
Taxes:	\$4,763
Offering Price;	\$425,000 subject to use permit.
Projected carrying cost:	Approx: 38 per sq. ft. (incl. mtg, taxes & insurance) (see below)
Contact info/Inspection:	Call Walt @Berkshire Hathaway (854)705-0994 wfinnerman@bhhshudsonvalley.com

Projected Carrying Cost: 6 Husky Lane Conversion

- 1) Based upon offering price of \$425,000
- 2) Renovation amount of \$100,000
- 3) 6.25% interest, 20 year amortization, constant (P & i) : 8.771%

Offering Price:	\$425,000
Plus improvement loan:	\$100,000
Total cost:	\$525,000

Proposed New bank Financing:

- 1) 75% of total Cost; $\$525,000 \times 75\% = \$390,000$
- 2) 25% equity down of total cost; approx. ;\$135,000
- 3) Annual debt service; loan x constant= $\$390,000 \times .08771 = \$34,200$
- 4) Taxes; \$4,763
- 5) Proposed insurance; \$2,500

Total carry Cost;

a) Annual debt service;	\$34,200
b) Taxes:	\$4,763
c) Insurance est.	\$2,500
Total:	\$41,463

Carry Cost per sq. ft.; total/ sq. ft. = $\$41,463/1,100 \text{ sq. ft.} = \$37.70 \text{ per sq. ft.}$



Parcel #: 134689-6159-01-
 353533-0000
 Poughkeepsie, NY

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Poughkeepsie, New York

Google Street View

Sep 2022

See more dates



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Poughkeepsie, New York

Google Street View

Apr 2012

