

Walter Finnerman, Director
Commercial Investment Div.
Berkshire Hathaway Hudson Valley Properties
wfinnerman@bhshudsonvalley.com

892 Main Street
Fishkill, NY 12524
O & C: (845) 705-0994

FOR SALE / LEASE

PRIME COMMERCIAL CORNER WITH INCOME

3,900 SQ.FT. Bld / 1.6 ACRES / HOPEWELL JUNCTION, NY

“ Prime Site For Many Uses: Retail, Motor Vehicles, Offices”

“Large 2ND FL. APT. FOR INCOME “

- Property:** Former A-1 Lawn Mower sales & service.
- Location:** 905 Rt. 376, Town of East Fishkill. (intersection of Rt. 376, Robinson Lane & Lake Walton Road.)
- 2 Buildings:** Bld 1) Main Bld; 2 story building containing 3,900 sq. ft.:
- 1st floor: a) 600 sq. ft. retail showroom
 - b) 1,625 sq, ft – hi ceiling repair shop/ garage
 - 2,225 Sq. FT.
- 2nd fl: 1,625 sq. ft. 3 bed. Apartment (worth at least, \$1,800 mo.)
- Construction:** Masonry block 1st floor, wood frame, pitch shingle roof for showroom, membrane roof for 2nd floor, LP gas for heat & hot water. BLT in 1973
1- 10 ft. overhead door, potential for a 2nd door, 13 ceiling ht, 2 bath on 1st floor, one bath on 2nd fl.
- Building 2:** Small storage or shop – masonry block construction, pitch shingle roof, 26 x 18 = 468 sq. ft. plus attached shed (75 sq.ft) , concrete floor, LP gas for heat, 6 ft. overhead door.
- Land Area:** 1.6 acres/ 250 ft. frontage on Rt. 376

Utilities: Well/Septic

Zoned: B-1 Commercial

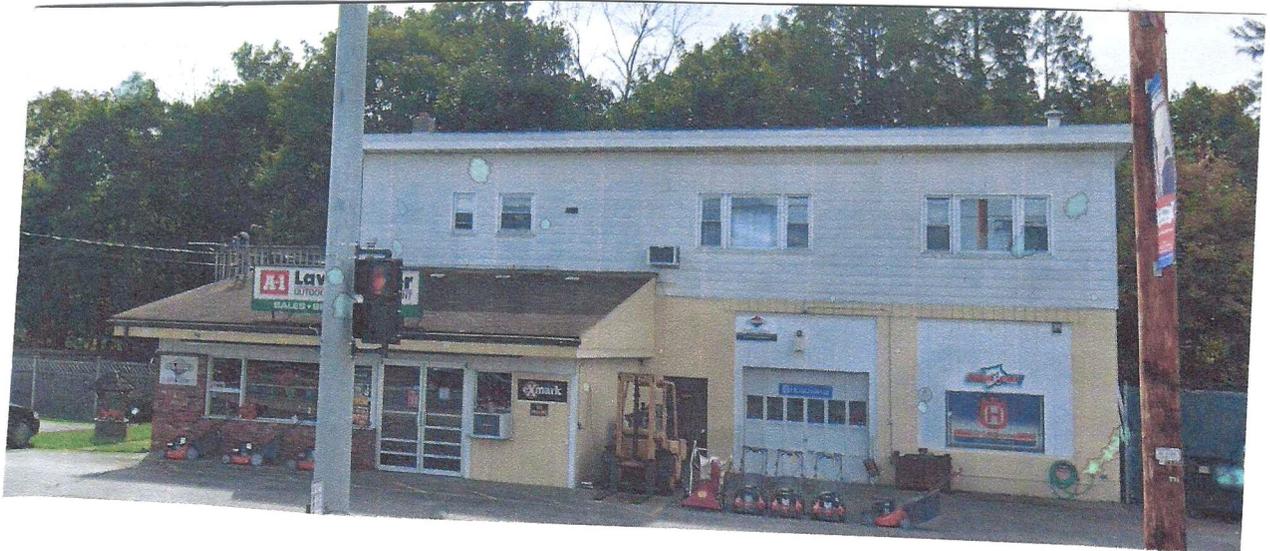
Allows: Retail, restaurant, auto repair shops,
kennels, offices

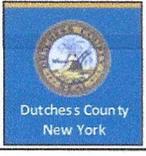
taxes: \$18,500

Offering Price: \$3,000,000

Net rental: \$200,000 (\$16,666 a mo.)

**More info/
inspection:** Contact : Walt@ Berkshire Hathaway (845) 705-0994
wfinnerman@bhhshudsonvalley.com

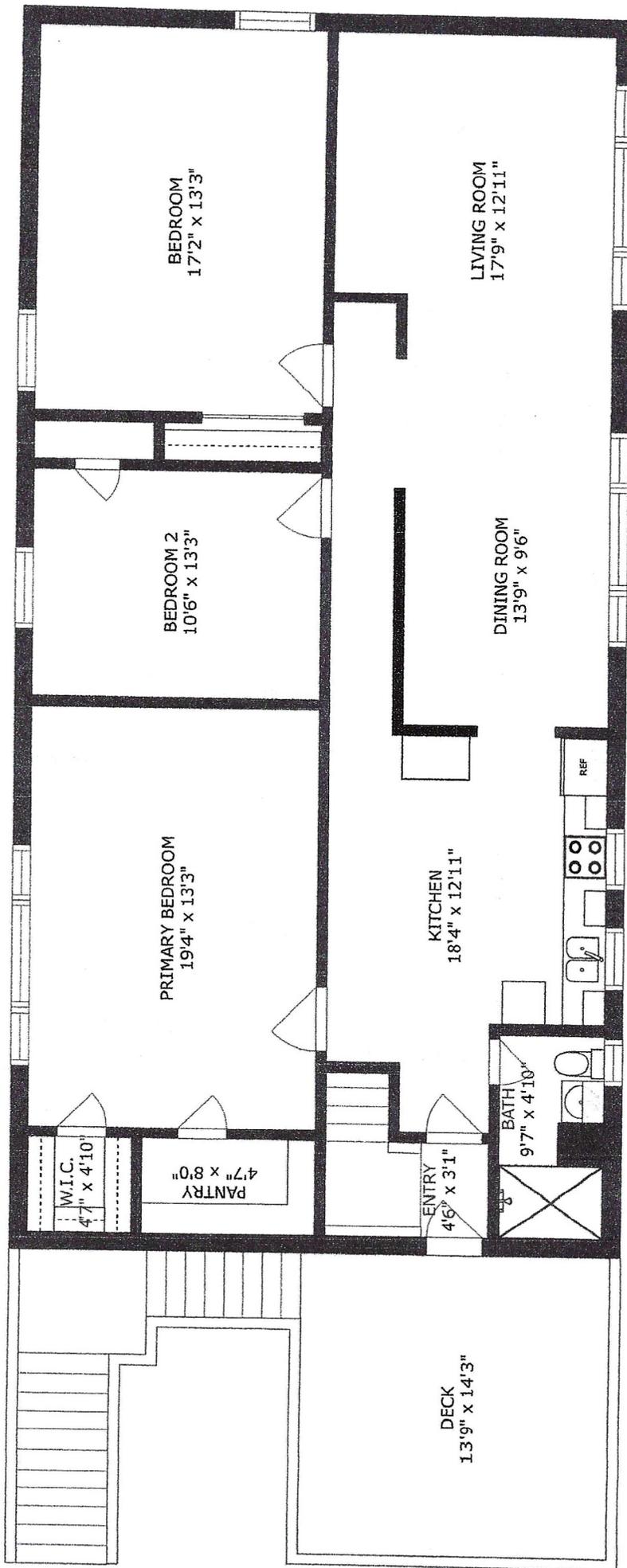




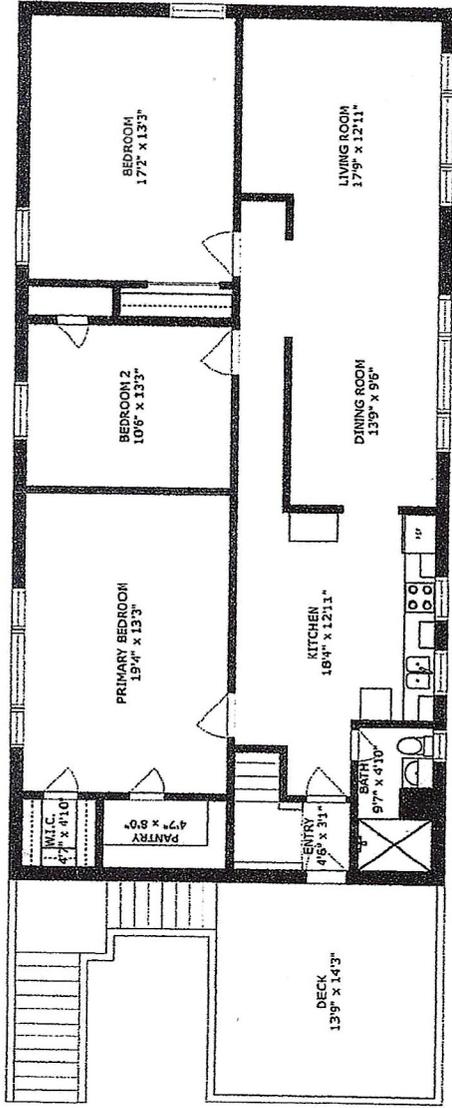
Parcel Lines
Dutchess County, NY

Printed by:
ParcelAccess
0 40 80 ft

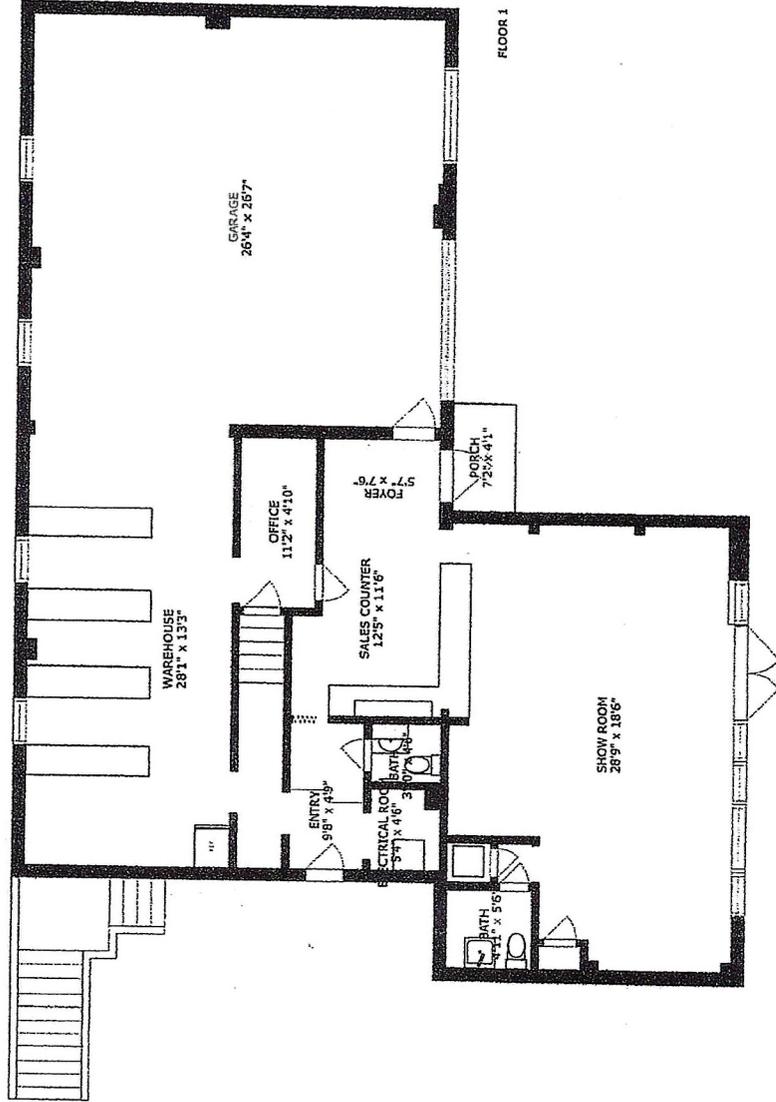




SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



**A-1 Lawn
adjoining lot for
equipment storage**

A-1 Showroom



A-1 2nd Bld

A-1 Shop

