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**Fishkill, NY 12524**  
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## **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 2<sup>ND</sup> 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.:
- 1<sup>st</sup> floor: a) 600 sq. ft. retail showroom
  - b) 1,625 sq. ft – hi ceiling repair shop/ garage
  - 2,225 Sq. FT.
- 2<sup>nd</sup> fl: 1,625 sq. ft. 3 bed. Apartment ( worth at least, \$1,800 mo.
- Construction:** Masonry block 1<sup>st</sup> floor, wood frame, pitch shingle roof for showroom, membrane roof for 2<sup>nd</sup> floor, LP gas for heat & hot water. BLT in 1973  
1- 10 ft. overhead door, potential for a 2<sup>nd</sup> door, 13 ceiling ht, 2 bath on 1<sup>st</sup> floor, one bath on 2<sup>nd</sup> 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 with drive ups, auto repair shops, kennels, offices

**taxes:** \$18 ,500

**Offering Price:** \$3,000,000

**Net rental:** \$2,000,000

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

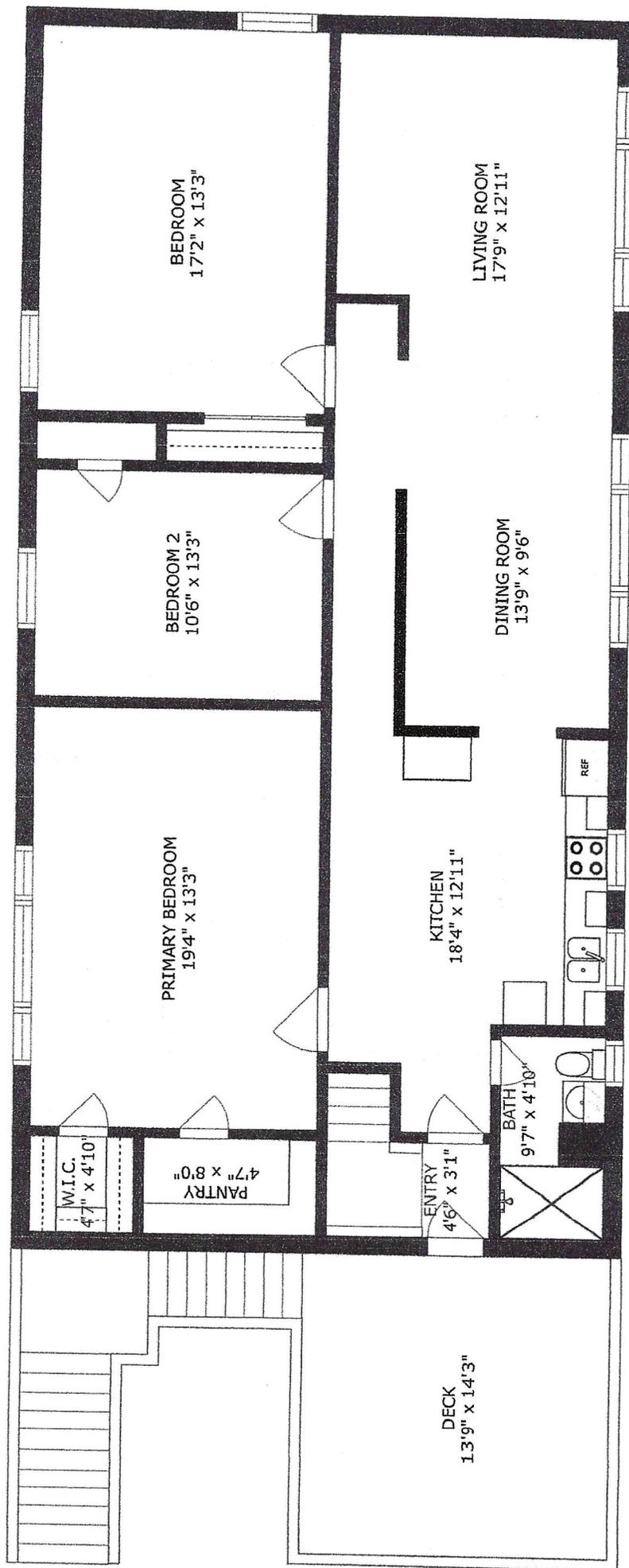


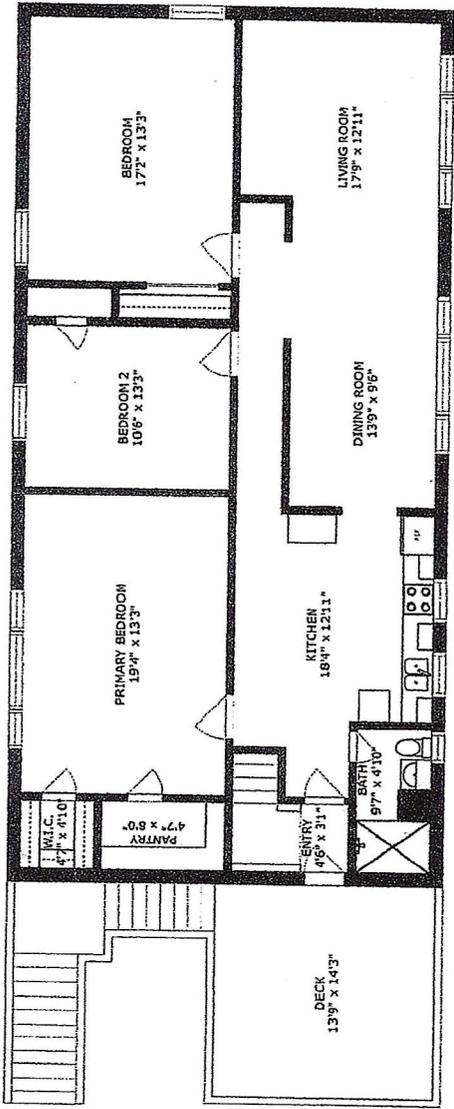


**Parcel Lines**  
Dutchess County, NY

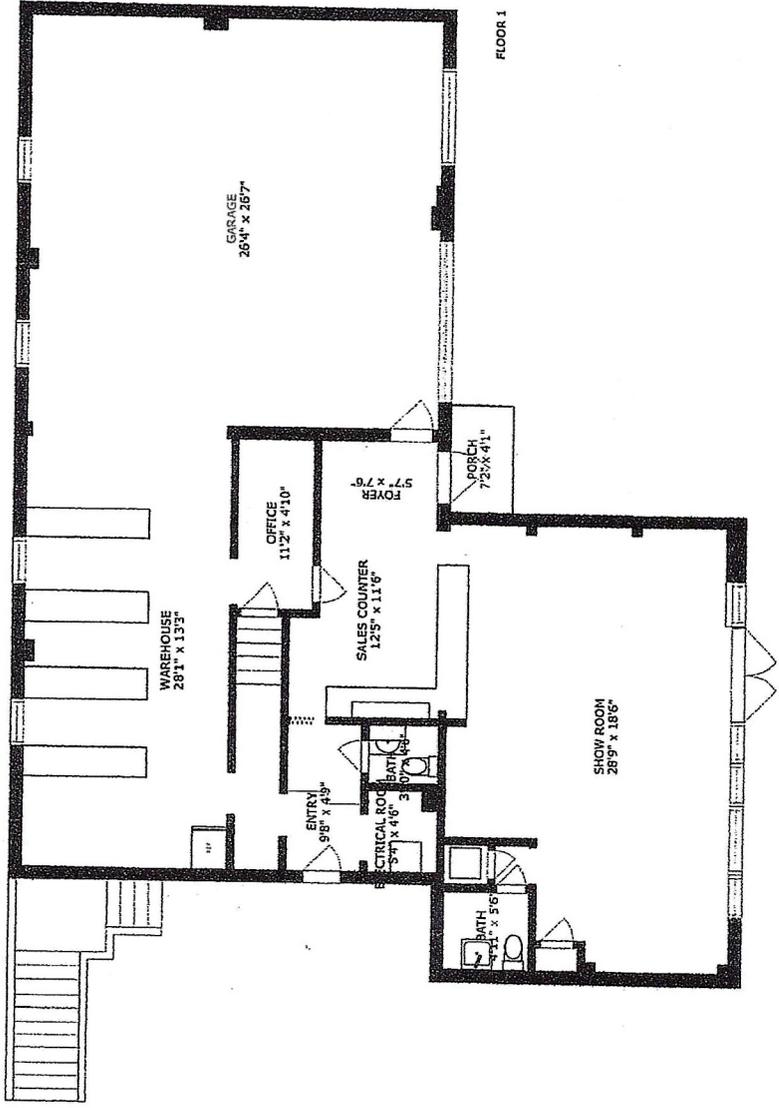
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FLOOR 2



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

