

# 1230 HOPEWELL AVENUE

FISHKILL, NY 12524

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	1,300 SF
Available SF:	
Lot Size:	0.22 Acres
Number of Units:	1
Price / SF:	\$403.85
Year Built:	1928
Renovated:	2003
Zoning:	LHCSB

### PROPERTY OVERVIEW

Presenting an exceptional investment or owner-user opportunity in the Fishkill area. This property at 1230 Hopewell Avenue (Route 52), offers a meticulously updated and maintained 1,300 SF building, ideal for general office uses and storage with the detached two story 2-car garage. The property, zoned LHCSB, and features a historical charm combined with modern functionality, having been renovated in 2003. Embrace the potential for business success while owning your own building with this thoughtfully updated and well-located property. Don't miss the chance to secure a prime asset within this thriving market, offering timeless appeal and strategic positioning for office or office building investors.

### LOCATION OVERVIEW

Immerse yourself in the thriving community surrounding the property in Fishkill, NY, 12524. This charming town offers a picturesque blend of historic allure and modern conveniences, with an array of dining, shopping, and entertainment options along Main Street. Just a short drive away, investors will find the bustling Hudson Valley Research Park, providing a hub for technology and innovation. Nature enthusiasts can explore the serene surroundings of Fishkill Ridge, while history buffs can visit the nearby Van Wyck Homestead Museum. With its proximity to major highways and public transportation, this area presents lucrative opportunities for investors seeking a prime location for office or office building ventures. Embrace the rich potential of this vibrant and accessible location.

### BRIAN MOSSEY

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## EXTERIOR PHOTOS

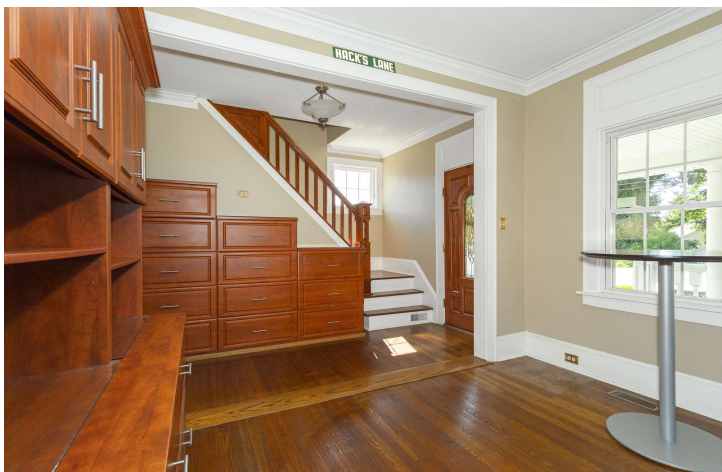




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## INTERIOR PHOTOS



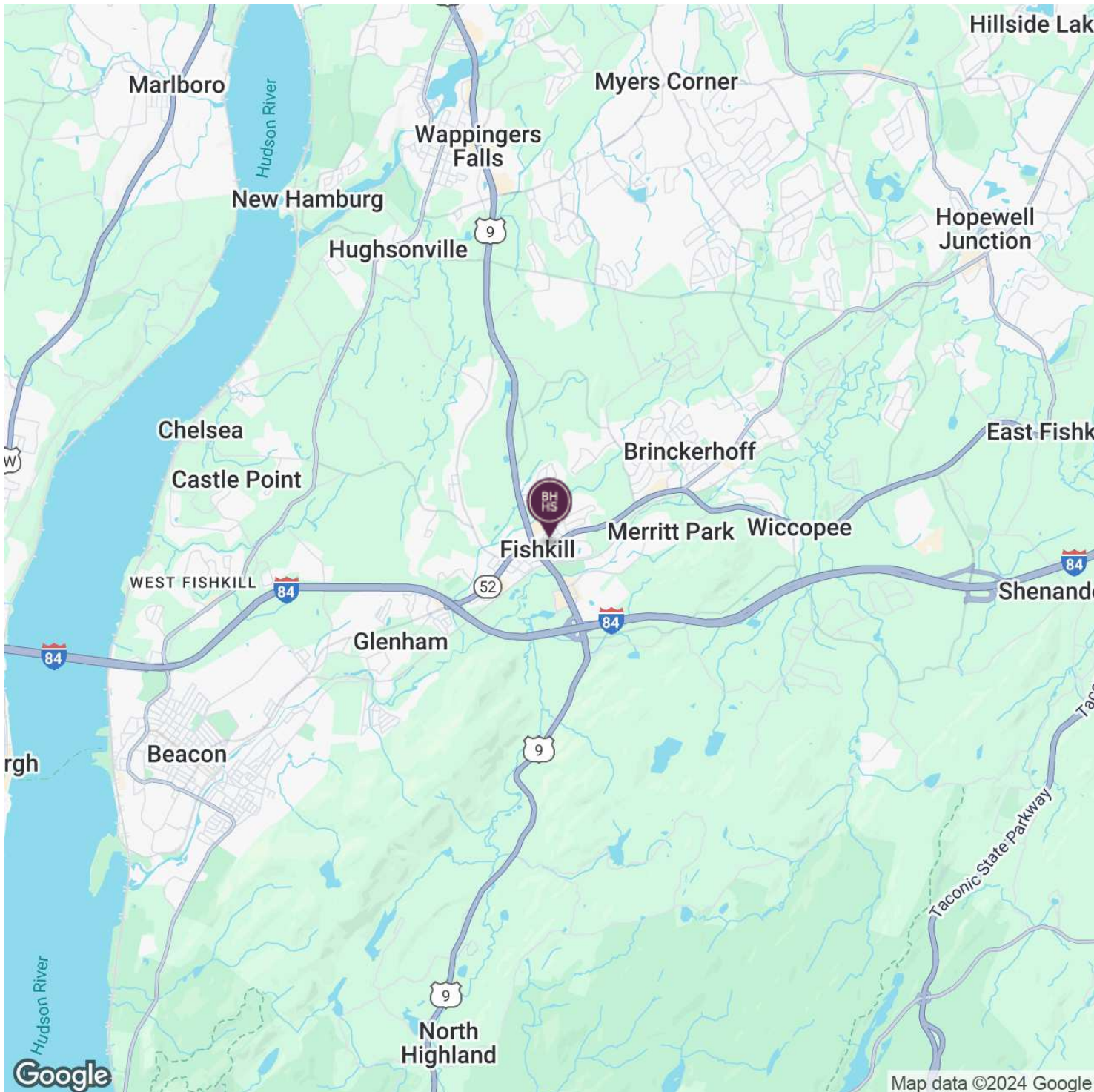




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## LOCATION MAP



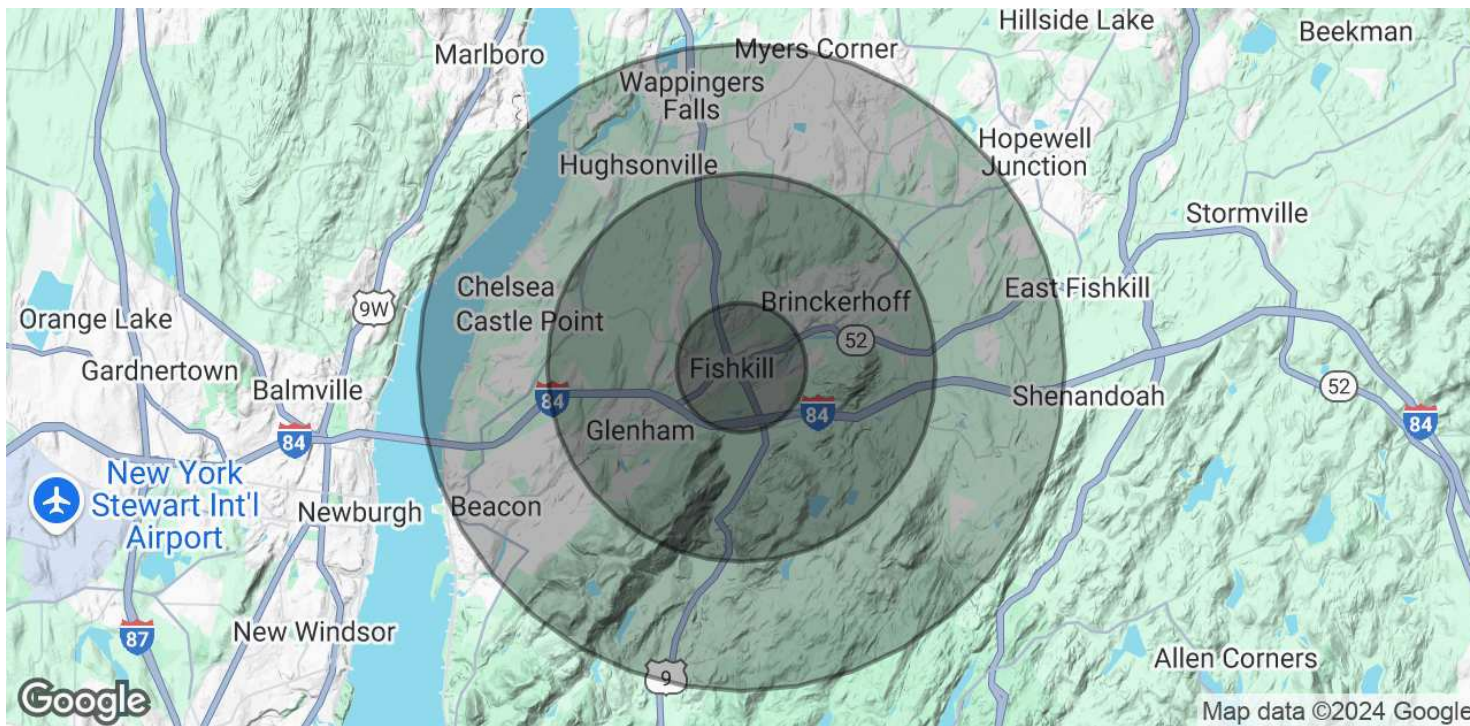
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,121	25,299	70,720
Average Age	46	45	44
Average Age (Male)	44	43	42
Average Age (Female)	48	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,317	9,930	27,770
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$131,885	\$119,492	\$128,897
Average House Value	\$430,041	\$408,916	\$439,590

Demographics data derived from AlphaMap