



COMMERCIAL BUILDING FOR SALE

848 VIOLET AVENUE, (NYS Route 9G) HYDE PARK, NY 12538



SHOWROOM / WAREHOUSE / LIGHT INDUSTRY WITH PERMIT

ADDRESS: NYS Route 9G
848 Violet Avenue,
Hyde Park, NY 12538

LOCATION: Poughkeepsie Train Station
Metro North Amtrak Services - (12 Minutes / 5.8 Miles)
Mid-Hudson Bridge - (13 Minutes / 6.5 Miles)

DEMAND GENERATORS: Marist College
Culinary Institute of America
Hudson Valley Hospice
Mid Hudson Regional

BUILDING SIZE: 4,930 SF

LOT SIZE: 0.54 Acre

ZONING: EPBD

TRAFFIC COUNT: 15,122 AADT @ NYS Route 9G

ASKING PRICE: **New Asking Price: \$395,000**
~~Previously Asking: \$495,000~~



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Building For Sale with on 848 Violet Avenue, Hyde Park, NY 12538. Poughkeepsie Metro North Train Station is 12 Minutes & 5.8 Miles away and the Mid-Hudson Bridge is 13 Minutes and 6.5 Miles away.

New York State Route 9G (NY 9G) is a state highway in the Hudson Valley of New York in the United States. It runs north from U.S. Route 9 (US 9) at Poughkeepsie, starting out as Violet Avenue, then follows the Hudson River mostly along the eastern side of the US 9 to Rhinebeck



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:

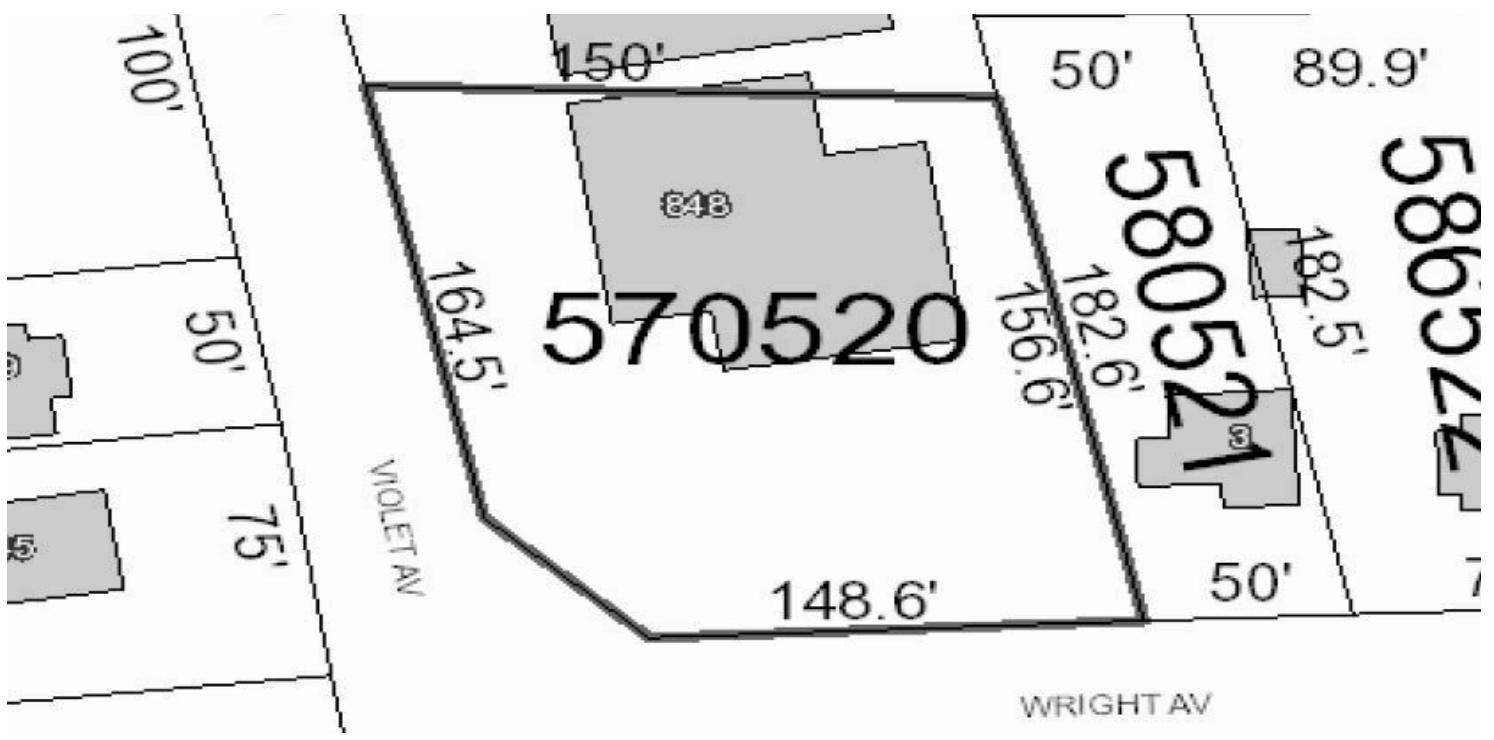
Thomas M. Cervone
845.485.3100

tom@crproperties.com



NYS ROUTE 9G, FEEDER ROAD HUDSON, RHINEBECK, HYDE PARK, POUGHKEEPSIE

NEAR MARIST COLLEGE, CULINARY INSTITUTE, HUDSON VALLEY HOSPICE



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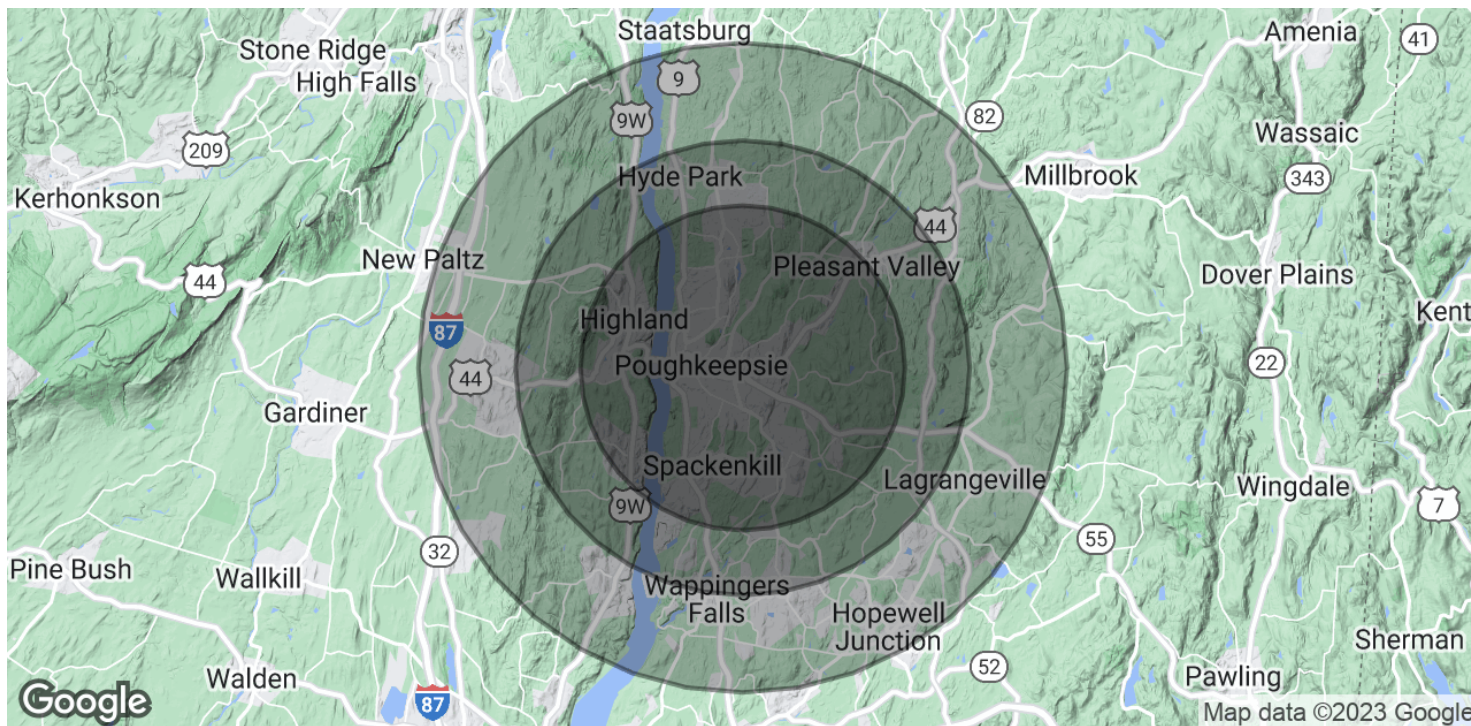
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

POPULAR MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	96,458	127,136	192,744
Average Age	39.9	41.4	42.2
Average Age (Male)	39.1	40.1	40.9
Average Age (Female)	40.8	42.5	43.4

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	39,603	52,642	78,832
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$91,177	\$92,918	\$97,051
Average House Value	\$227,968	\$237,533	\$255,946

* Demographic data derived from 2020 ACS - US Census



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