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FOR SALE

NEWLY RENOVATED OFFICE BUILDING

2,300 SQ.FT. AMPLE ON SITE PARKING

CITY OF POUGHKEEPSIE OFF HOOKER AVE.

- Location:** 149 South Grand Ave., off Hooker Ave.,
Next to 7-11 Convenience Store
- Building:** 2,300 sq.ft.
- Layout:** 5 offices, 1 conference room, eat-in kitchen
2 bathrooms on main level, plus finished
basement.
- Construction:** Wood frame, concrete foundation. new windows
newer roof, new electrical, new plumbing, new
kitchen, new vinyl flooring, new tile bathrooms,
8 ft. ceilings, oil fired gas furnace, central air, finish
basement.
- Land area:** .32 acres
- Parking:** 12 cars
- Taxes:** est \$10,000 (was owned by a non profit)



COST ANALYSIS
149 S. GRAND ST
OFFICE BUILDING

1) Offering Price:	\$599,000
2) Cash down payment (20%) :	- \$120,000
3) Proposed new bank loan:	\$480,000
a) Interest:	6.25%\$
b) Payout:	20 years
c) Constant (P & i) :	8.77%
d) Annual debt service:	\$42,096 / 3,508
(mtg x constant)	
(\$480,000 x .0877)	
4) Total carrying Cost;	
a) Debt service;	\$42,000
b) Taxes:	\$10,000
c) Insurance (est):	\$1,500
d) Utilities:	\$1,500

Total cost: \$55,000

Cost per sq. ft. = sq. ft. / cost = \$55,000/2,300 sq.ft. = \$24 sq.ft.

(All information and projections are believed to be reliable but not warranted by broker nor seller)



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1:500 Scale
6/12/2026