BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties
COMMERCIAL DIVISION

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BHHS

FOR SALE: 4.4 COMMERCIAL ACRES

STRATEGIC RT. 9D & NEAR RT. 9 - DEVELOPMENT SITE

TRAFFIC SIGNAL ACCESS / SEWER & WATER/ T. OF POUGHKEEPSIE

(IDEAL FOR CARWASH-LAUNDROMAT, SELF STORAGE, RESTAURANT, OFFICES, SHOWROOM-WAREHOUSE, RETAIL)

Location:	Near the strategic intersection of Rt. 9, Rt. 9D & Vassar Road. Town of Poughkeepsie. Located next to Staples, and the side entrance to the Shoppes of South Hills with tenants such as Bob's Furniture, Ashley Furniture, Shoprite, Burlington, Hobby Lobby. Very close to the Village of Wappingers Falls border.
Property Size:	4.4 level acres
Frontage:	Rt. 9D: 350 ft.
Zoned:	BH (Highway Business)
Permits: motor	(may be subject to either use permit or site plan or both) banks, retail, offices, material sales, restaurant, hotel, laundromat, vehicles sales & service, nurseries-garden center, veterinary office, day care, kennels, warehouse/ storage buildings.
Traffic Signal Access;	Located at the side entrance(9 Rt. 9D) of the Shoppes at South Hills. Subject property's northern border is directly across the street, in line with signal.
Utilities:	Town water & sewer
Traffic Count:	Rt. 9D: 13,179 cars per day
Pop. Density:	1 mile; 5,917 3 miles: 29,862
Taxes:	$8.800
Offering Price;	$1,150,000

More info: **Contact either:**   **Walt@ Berkshire Hathaway (845) 705-0994**
wfinnerman@bhhshudsonvalley.com
Or
Brian Mossey@ Berkshire Hathaway (845) 288-4367
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9D

Site

2-STORY
OFFICE BUILDING
4,500 SF/FLR

proposed area
for development

STOP

STOP

STOP
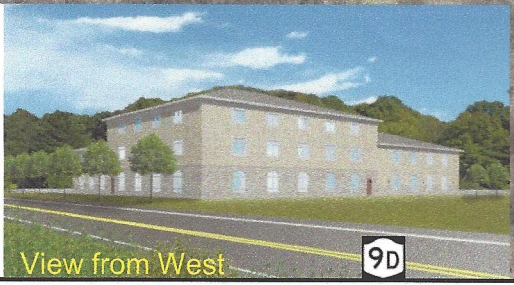
STOP

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View from West

9D

Robert Buyakowski
845-489-5079

Prime 4.4 commercial development site
Traffic signal corner, just off Rt. 9

Features:

- Prime location on Rt. 9D in the Town of Poughkeepsie, near Wappingers Falls Village
- Level site
- Town water, sewer, natural gas
- Shares traffic signal with Shoppes at South Hills
- High traffic count & high population density
- Many uses allowed in BH zoning

Socker Spring Park
Rt. 9D
Town of Poughkeepsie
4.4 acres- Zoned BH

240 W. Main St

Wells Fargo Bank

Staples

TD Bank

Raymour & Flanigan Furniture and

Raymour & Flanigan Furniture and Mattress...

Vitality Bowls

New Hamburg Fire District Eng 2

Site

W Main St

9

9

9

Chuck E. Cheese

The Shoppes at South Hills

The Vitamin Shoppe

Lowe's Home Improvement

N

200 ft

Google Earth

Image Landsat / Copernicus