

INTRODUCING

## Violet Avenue

POUGHKEEPSIE, NY 12601

FOR SALE:  
Multifamily  
&  
Retail Plaza



HOULIHAN LAWRENCE  
COMMERCIAL

473 Violet Ave

471 Violet Ave

465 Violet Ave

945

465

463



HOULIHAN LAWRENCE  
COMMERCIAL  
INTRODUCING

## 465 Violet Avenue & 471-473 Violet Avenue

POUGHKEEPSIE, NY 12601

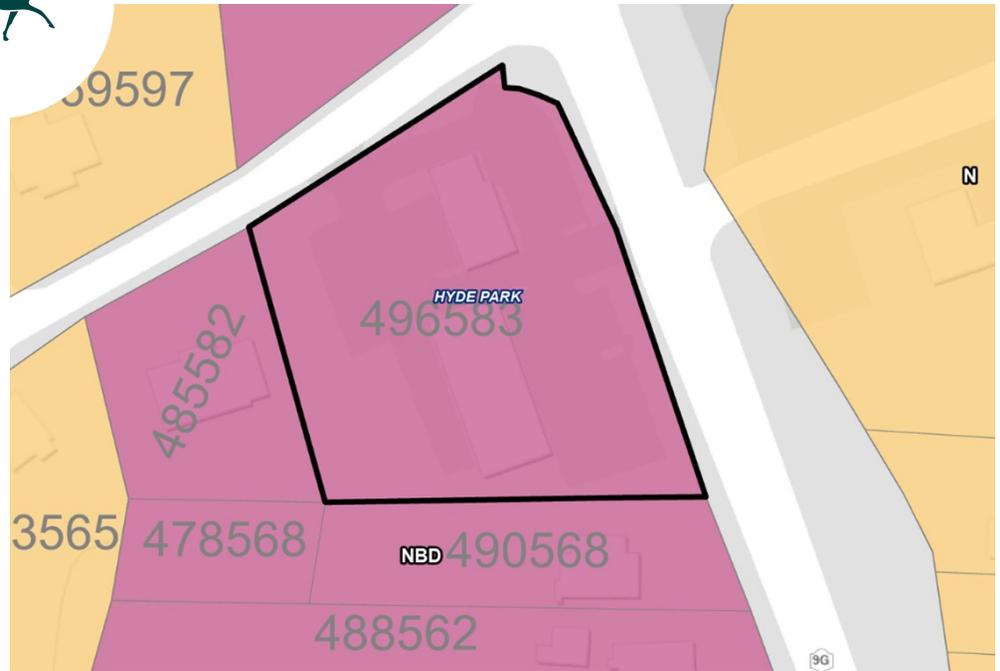
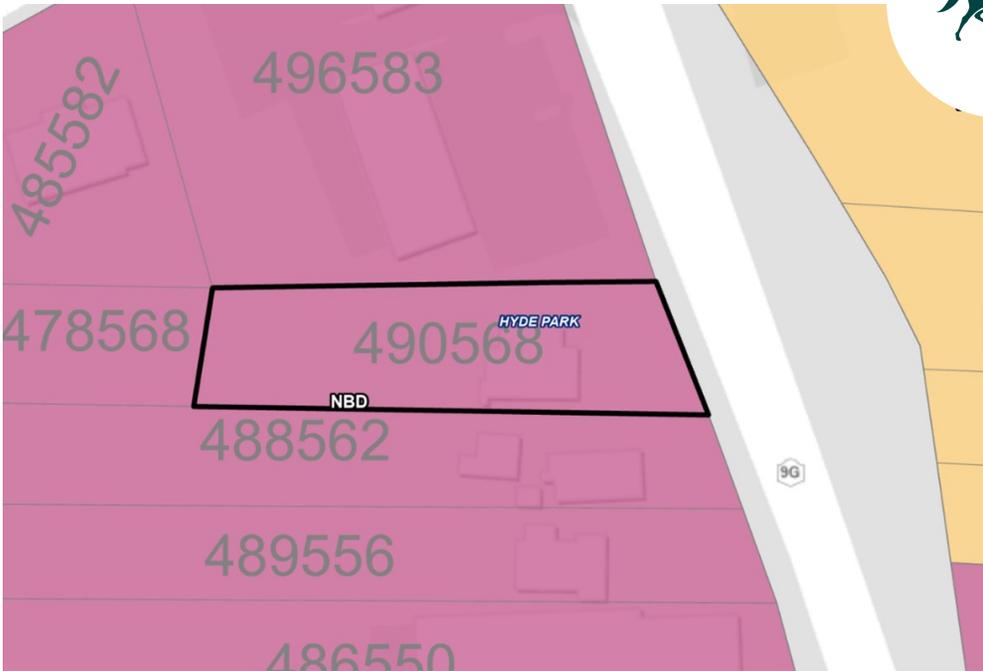
8,235  
SQFT.

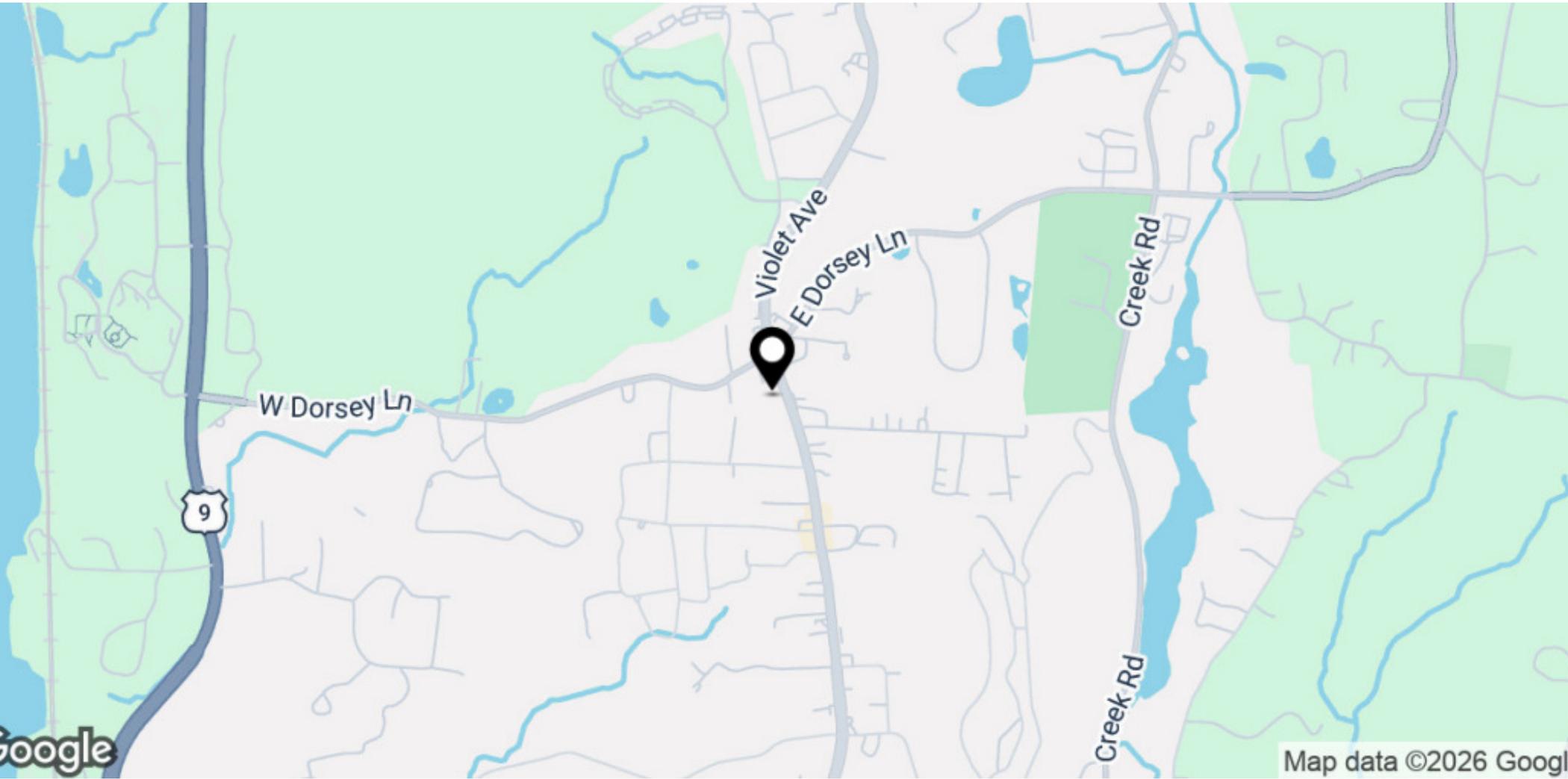
\$1,350,000  
OFFERED AT

Fully Occupied Three Tenant Retail Plaza with Two Residential Apartments

*Financials available upon request*

- Stable income In-Place
- Three retail tenants in 2 retail buildings (lot 496583).
- Two 3-bedroom apartments in a standalone duplex building (lot 490568)
- Annual escalations for all tenants
- Fully occupied with strong rental history
- Attractive 7.93% Cap Rate
- No deferred maintenance
- Signaled corner on Route 9G and Violet Avenue
- Great corner lot with ample parking and great visibility
- NBD Zoning





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# Property Details | 471 - 473 Violet Ave

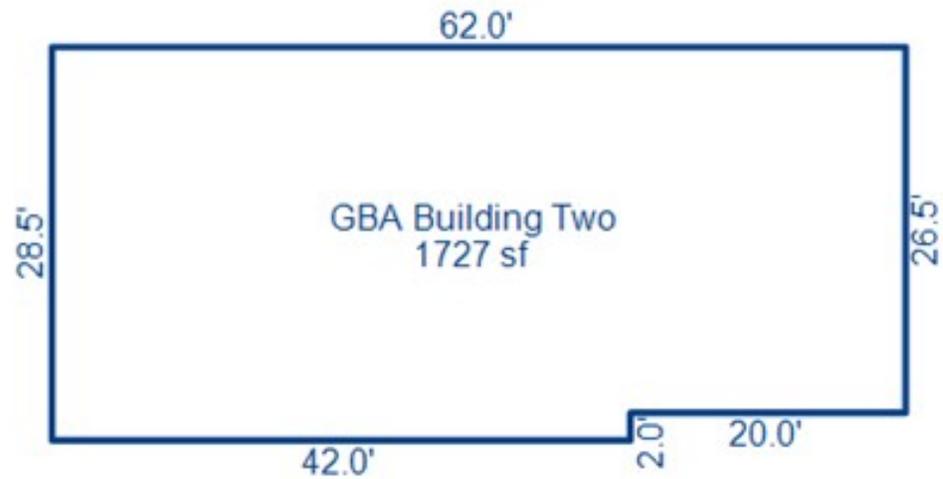
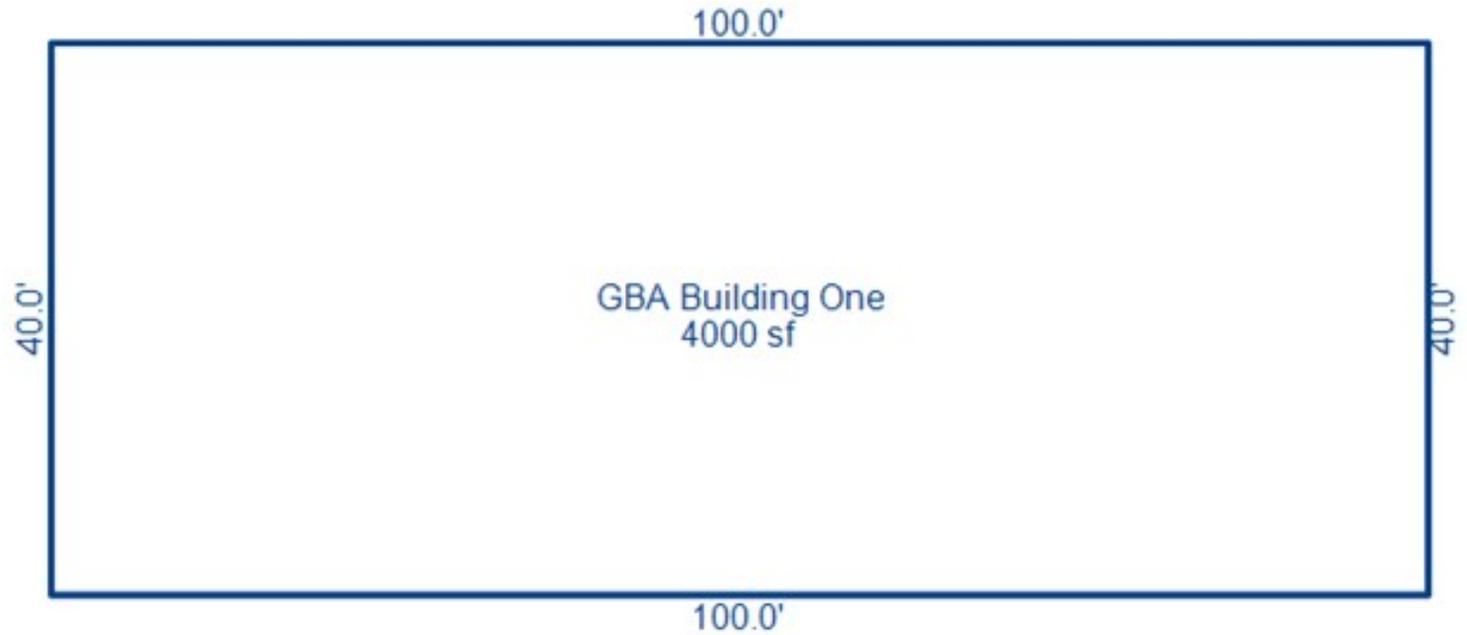
Hospice \$1,989/mo

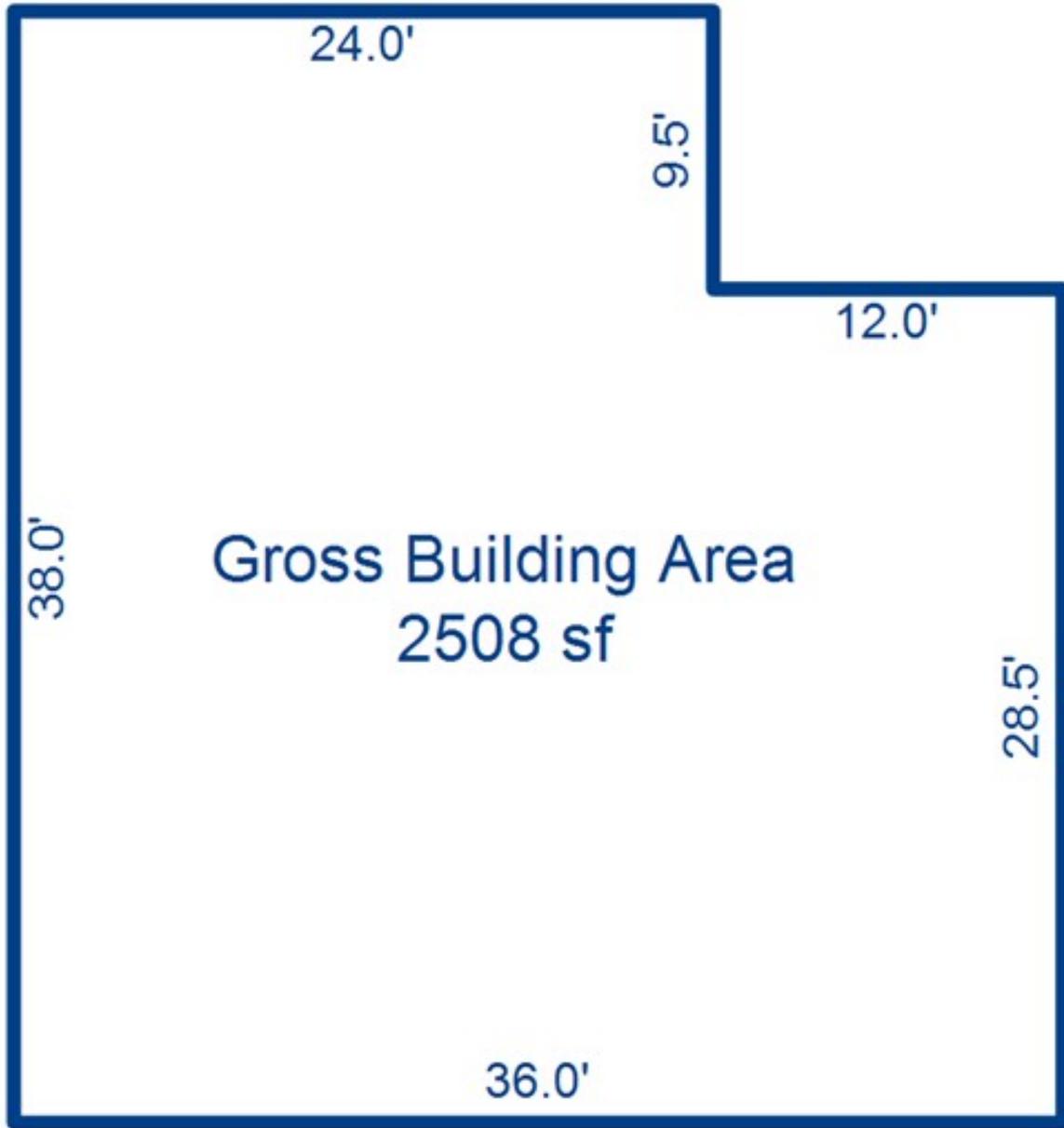
National Karate \$3,581/mo

\*3% Annual Increase

Shelly's Deli \$3,874/mo

\*3% Annual Increase





# Property Details | 465 Violet Ave

E Kingsley (1)      \$2,300/mo

J&S Leete (2)      \$1,510/mo

\*3% Annual Increase



CONTACT US FOR  
MORE INFORMATION

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**LOCAL MARKET LEADERSHIP.  
WORLD CLASS CONNECTIONS.**

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