



OFFICE / MEDICAL

NYS ROUTE 82, 2 LAFAYETTE CT, FISHKILL, NY 12524



GROUND LEASE / EXTERIOR PROPERTY MANAGEMENT BY OTHERS

ADDRESS: NYS Route 82
2 Lafayette Ct
Fishkill, NY 12524

LOCATION: Interstate 84 16N/S
(6 Minutes / 3 Miles)
US Route 9
(4 Minutes / 2.2 Miles)
Taconic State Parkway
(10 Minutes / 6.5 Miles)

FRONTAGE: 225.1' on NYS Route 82

BUILDING SIZE: 3,276 SF

TRAFFIC COUNT: 16,775 on NYS Rt 82 / NYS Rt 52

GROUND LEASE: This property is offered on a 176 year ground lease

SALE PRICE: ~~Previously Asking: \$319,000~~
New Asking Price: \$260,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer an office building for sale within Brinkerhoff Park on NYS Route 82, 2 Lafayette Ct, Fishkill, NY. US Route 9 is 4 minutes away, Interstate 84 Exit 16 N/S is 6 minutes away, and the Taconic State Parkway is 10 minutes away. From NYS Route 52, make a left onto NYS Route 82 where the roads split, continue going east and the property will be on the right before Schneider's Bowling Alley. The lot is 4.86 Acres, with 225.1' frontage on NYS Route 82.



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
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PROPERTY INCLUDES 77 YEAR GROUND LEASE
OPTION FOR 99 YEAR EXTENSION

CALL FOR PACKAGE PRICE FOR OTHER BUILDINGS



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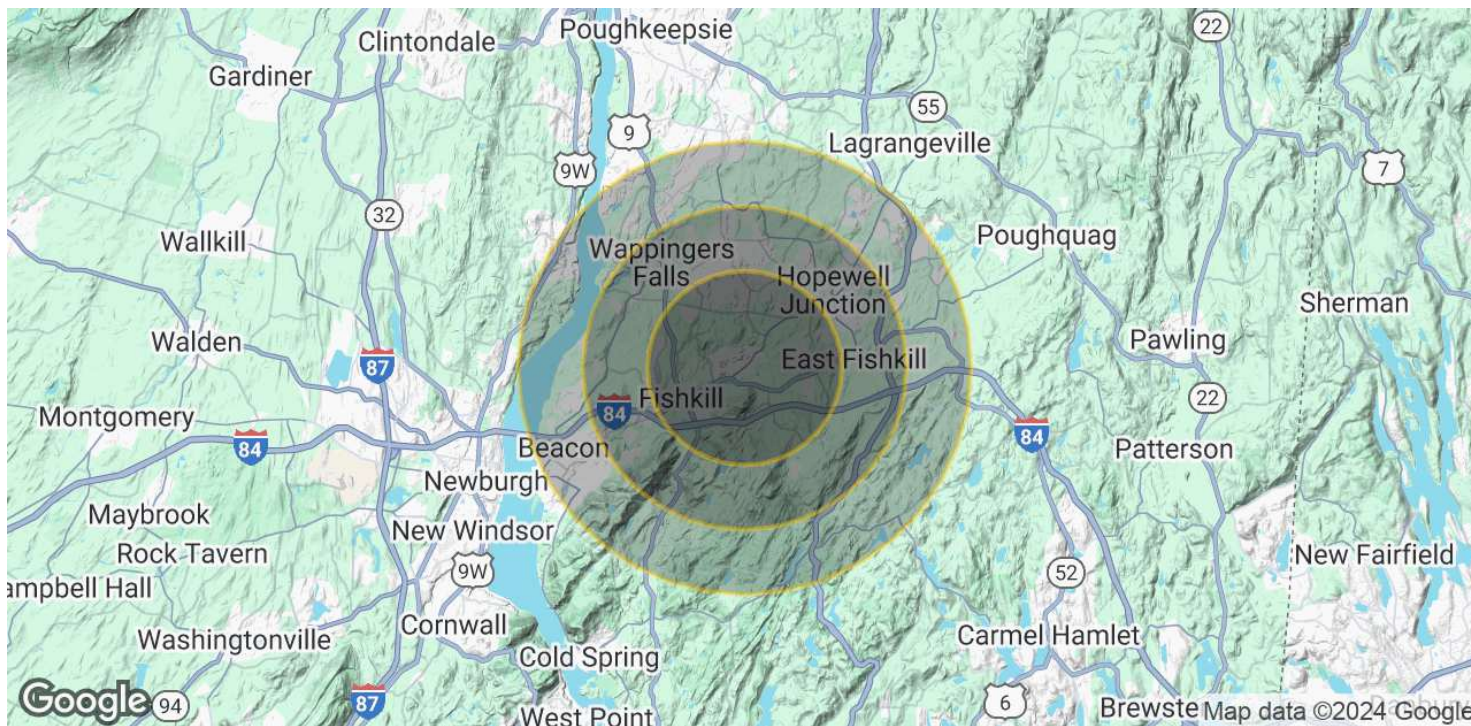
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U.S. ROUTE 9 - (4 MINUTES / 2.2 MILES)

TACONIC STATE PARKWAY - (10 MINUTES / 6.5 MILES)

INTERSTATE 84 16N/S - (6 MINUTES / 3 MILES)



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	25,182	60,597	106,650
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	9,845	23,540	40,777
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$143,964	\$143,485	\$145,979
Average House Value	\$454,002	\$449,694	\$458,054

Demographics data derived from AlphaMap



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