



FORMER ROELIFF JANSEN SCHOOL

9065 NYS ROUTE 22, HILLSDALE, NY 12529



RESIDENTIAL CONVERSION, EDUCATION CENTER, THINK TANK

ADDRESS: 9065 NYS Route 22
Hillsdale, NY 12529

LOCATION: **NY / MA Border**
(6 Minutes / 4 Miles)
Taconic State Parkway, Exit 88
(11 Minutes / 8.3 Miles)
Interstate 90
(21 Minutes / 16.5 Mile)
U.S. Route 9
(23 Minutes / 17.7 Miles)
Rip Van Winkle Bridge
(31 Minutes / 23.5 Miles)

LOT SIZE: 39.3 Acres

BUILDING SIZE: 92,810 SF

ZONING: MU, Mixed Use

ASKING PRICE: \$2,195,000



PROPERTY OVERVIEW

Roeliff Jansen Central School District, commonly known as the Roeliff Jansen School, is a public school district located in Columbia County, New York, USA. The district serves the communities of Hillsdale, Copake, and Ancram in the Hudson Valley region. Roeliff Jansen Central School, also referred to as RJCS, is the district's primary educational institution. There are historical SHPO tax credits for rehabilitation.

Hillsdale is a charming and scenic town known for its rural beauty and close-knit community. It provides a peaceful and picturesque escape for those looking to enjoy the natural beauty of the Hudson Valley while being within driving distance of larger cities like Albany and New York City.



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:

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RESIDENTIAL CONVERSION

HISTORICAL TAX CREDITS FOR REHABILITATION

92,810 SF (TO BE CONFIRMED) - 39.3 ACRES - MU, MIXED USE ZONING



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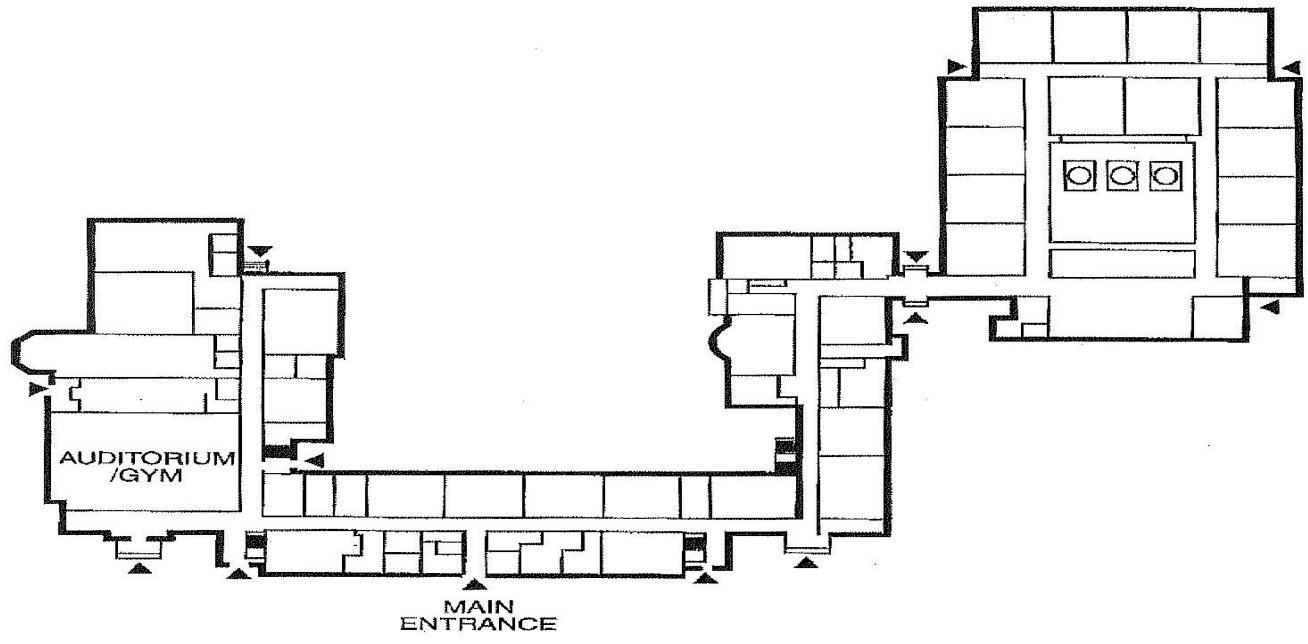
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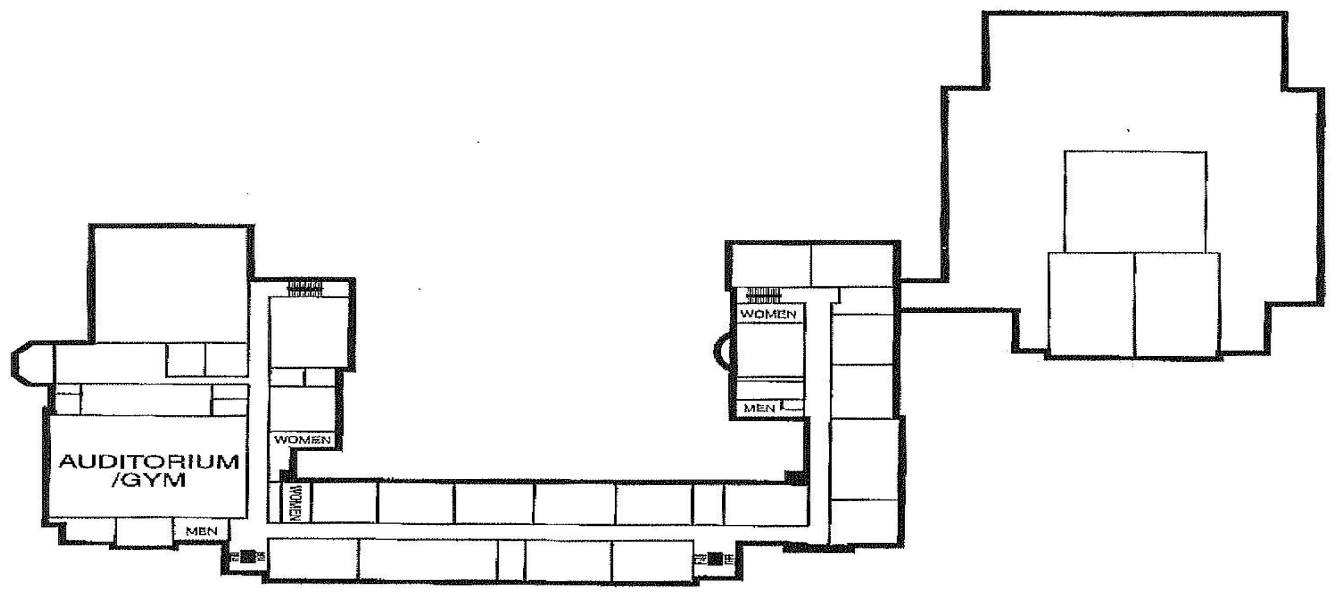
ROELIFF SCHOOL FLOOR PLANS

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TOP PHOTO FIRST FLOOR, BOTTOM PHOTO SECOND FLOOR



Ground Floor



2nd floor



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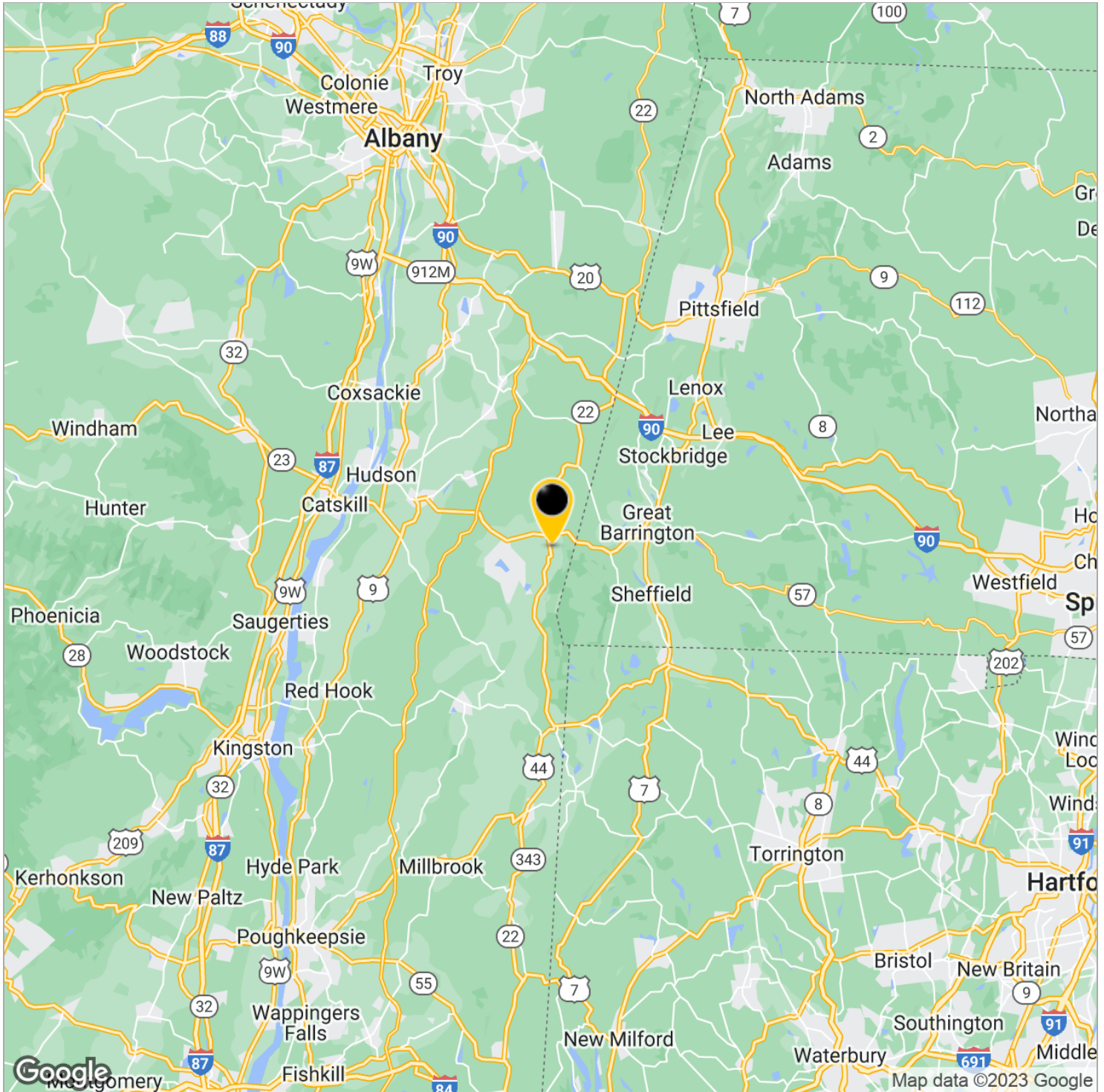
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LESS THAN ONE HOUR FROM ALBANY 5 MINUTES FROM CATAMOUNT SKI RESORT

NEW YORK / MASSACHUSETTS STATE BORDER - 6 MINUTES



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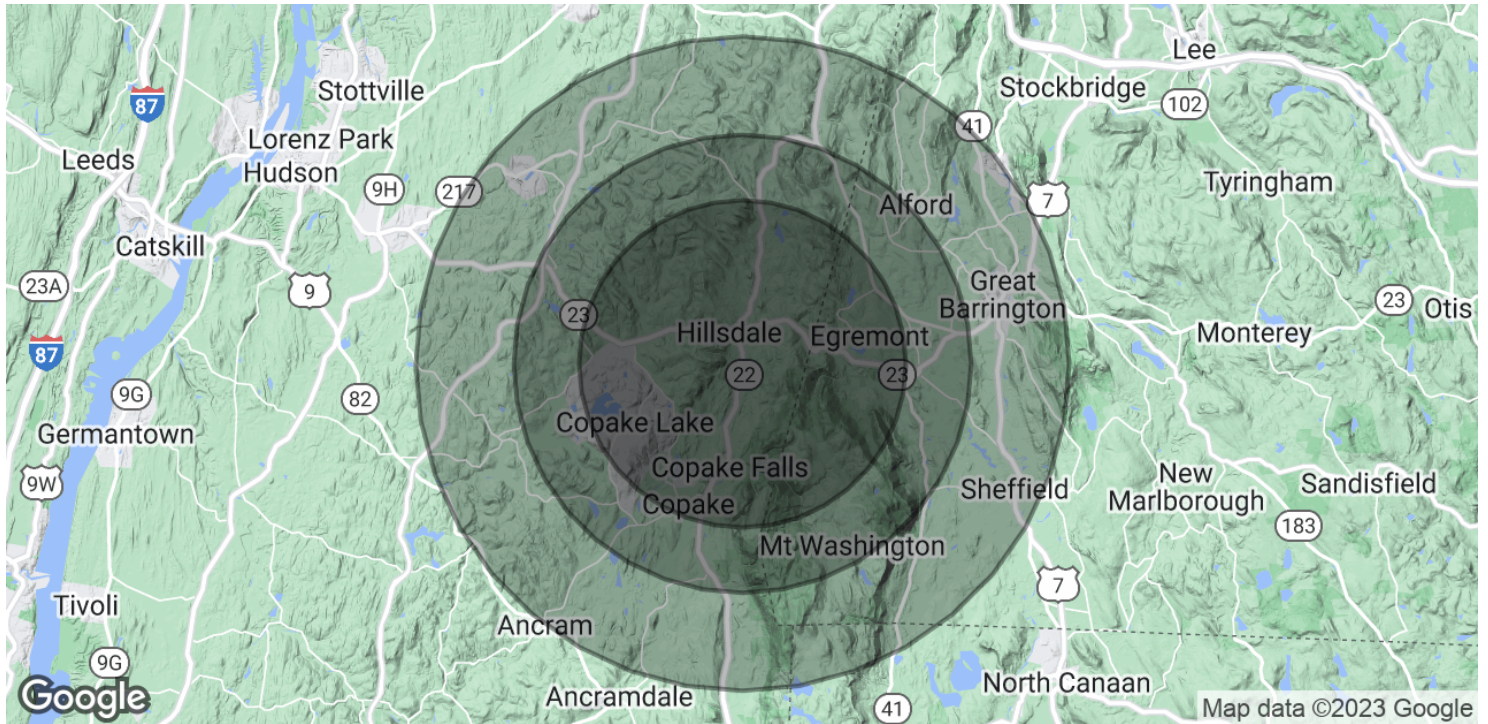
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

COLUMBIA COUNTY, BERKSHIRE COUNTY, LITCHFIELD COUNTY



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	4,244	8,116	19,716
Average Age	54.3	52.8	51.8
Average Age (Male)	53.5	51.8	49.4
Average Age (Female)	56.1	54.3	53.1

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	3,192	5,615	12,750
# of Persons per HH	1.3	1.4	1.5
Average HH Income	\$71,153	\$71,181	\$66,744
Average House Value	\$302,733	\$337,878	\$350,804

* Demographic data derived from 2020 ACS - US Census



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