



AUTOMOTIVE GARAGE, 3 BAYS

1603 NY-52, FISHKILL, NY 12524



NEAR IPARK84 [HTTPS://IPARK84.COM/](https://ipark84.com/)

ADDRESS: 1603 NY Route 52
Fishkill, NY 12524

LOCATION: Interstate 84 (Exit 46)
(5 Minutes / 2.4 Miles)
Newburgh Beacon Bridge
(13 Minutes / 6.6 Miles)
Taconic State Parkway
(11 Minutes / 6.7 Miles)

ACREAGE: 0.935 AC

BUILDING SIZE: 1,883 SF

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

ASKING PRICE: **New Asking Price: \$895,000**
~~Previously Asking: \$995,000~~



LOCATION OVERVIEW

Fishkill, New York is a charming village with a rich history dating back to the American Revolution. Once a vital supply depot, it now offers a blend of historical sites like the Van Wyck Homestead Museum and modern amenities. Conveniently located near Interstate 84, Fishkill provides easy access to both New York City and the Hudson Valley while maintaining a strong sense of community. Visitors can enjoy outdoor activities, explore local shops and restaurants, or simply relax in this picturesque setting.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

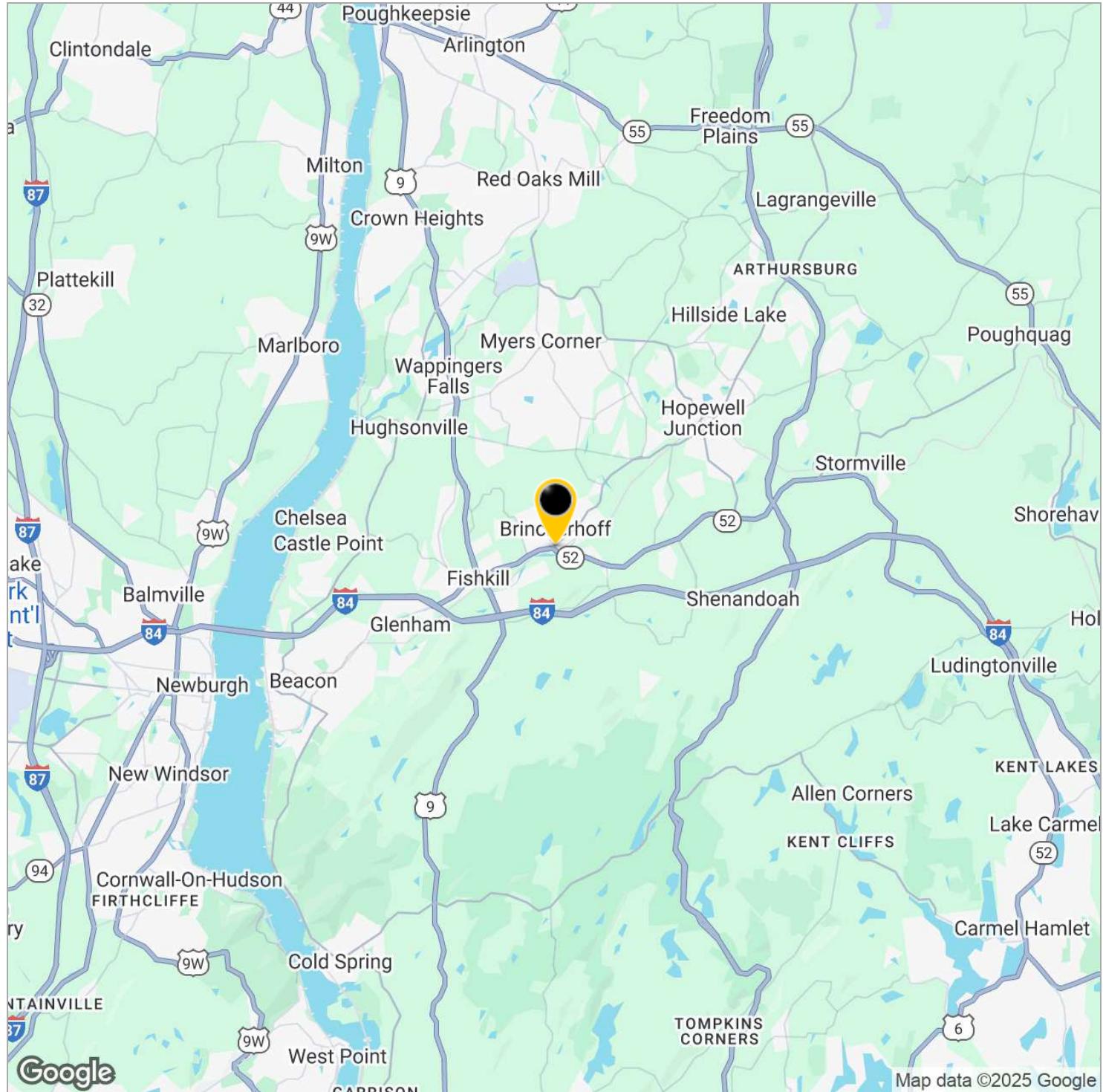
For more information:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



INTERSTATE 84 - 5 MINUTES AWAY TACONIC STATE PARKWAY - 11 MINUTES AWAY

NEAR IPARK84 [HTTPS://IPARK84.COM/](https://ipark84.com/)



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:

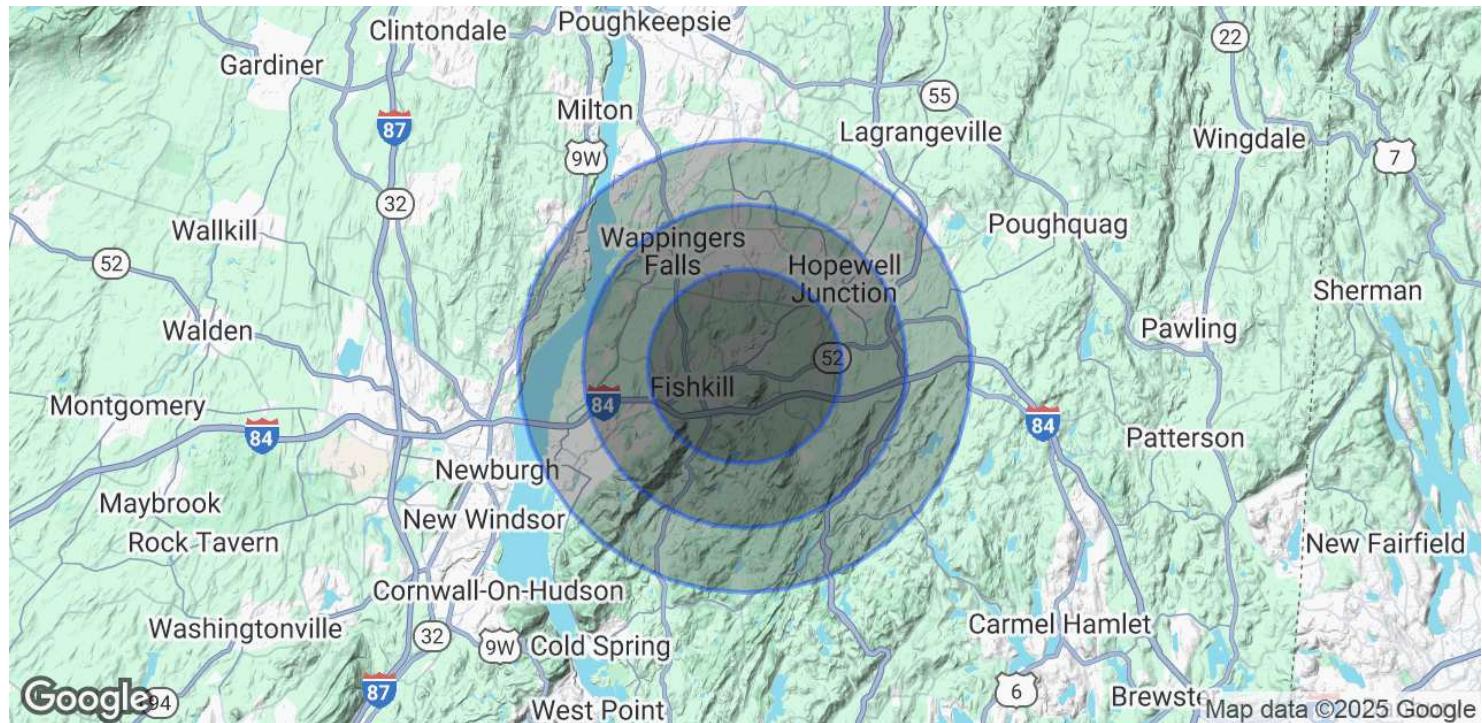
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	25,367	64,892	105,383
Average Age	45	44	43
Average Age (Male)	43	42	42
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	10,131	24,602	40,326
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$139,406	\$137,853	\$145,600
Average House Value	\$447,930	\$441,884	\$457,585

Demographics data derived from AlphaMap



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
845.485.3100
tom@crproperties.com