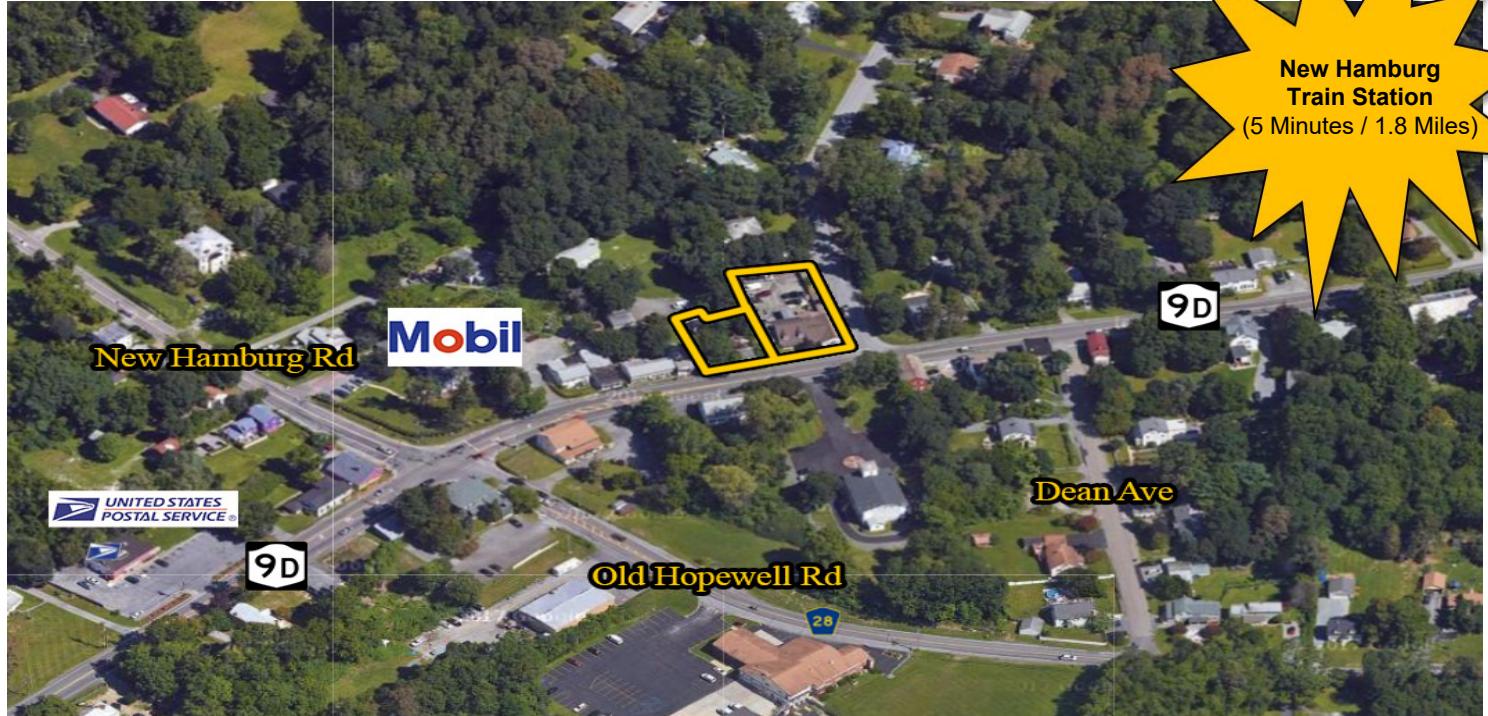




AUTO ELEGANCE COLLISION & PROPERTY

2369 NYS ROUTE 9D, WAPPINGERS FALLS, NY 12590



AUTO BODY, COLLISION, REPAIR, PAINT & REFINISHING

OFFERING SUMMARY

ADDRESS:

NYS Route 9D

1-3 Marlorville Rd
& 2369 Route 9D

Wappingers Falls, NY 12590

LOCATION:

2 Minutes from U.S. Route 9

9 Minutes from Interstate 84, E46

11 Minutes from Newburgh-Beacon
Bridge

New Hamburg Train Station

(5 Minutes / 1.8 Miles)

Beacon Train Station

(15 Minutes / 7.3 Miles)

BUSINESS:

Auto Repair, Collision, Paint &
Refinishing: Equipment List
Available Upon Request

LOT SIZE:

0.46 Acres

BUILDING SIZE:

2,187 SF

SALE PRICE:

\$1,125,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer Auto Elegance Collision For Sale along with Real Estate on 1-3 Marlorville Rd & 2369 Route 9D, Wappingers Falls, NY 12590. A top-rated auto repair shop specializing in collision repair, auto bodywork, and paint services. Located in Wappingers Falls, they are known for their attention to detail and commitment to high-quality craftsmanship, using state-of-the-art equipment and techniques to restore vehicles to their original condition. Their team of experienced technicians handles everything from minor dents to major collision damage, ensuring that each repair meets manufacturer standards.



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:

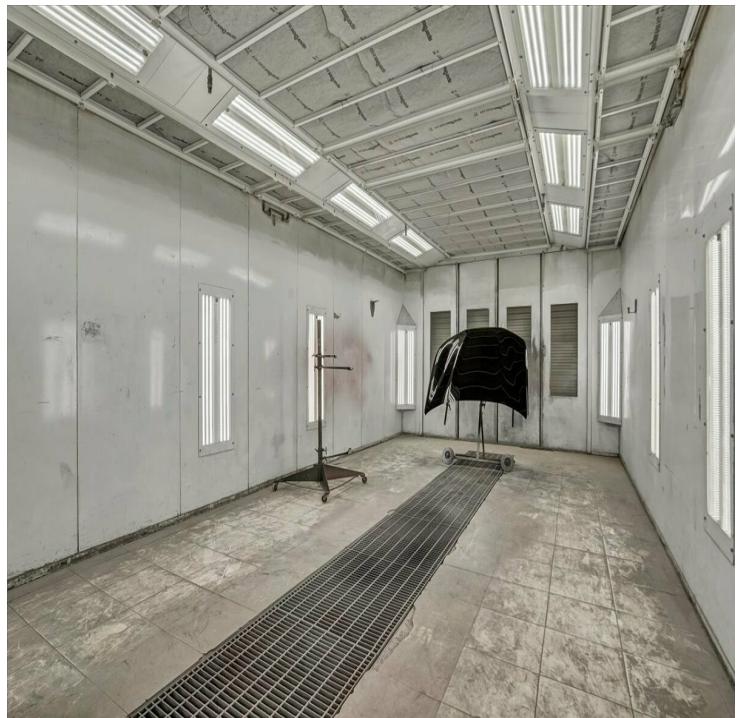
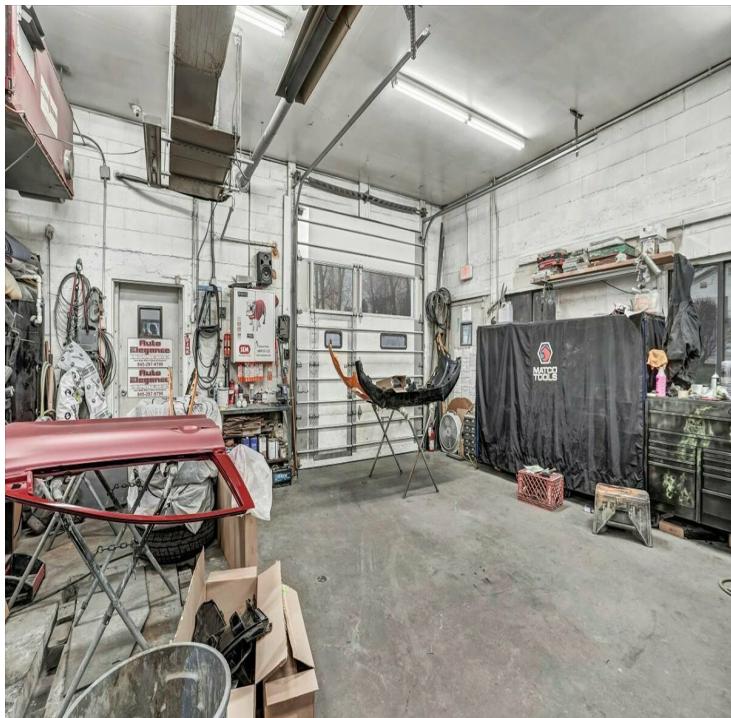
Thomas M. Cervone
845.485.3100
tom@crproperties.com



STATE OF THE ART EQUIPMENT & TECH

2369 NYS ROUTE 9D, WAPPINGERS FALLS, NY 12590

BODY WORK, ALIGNMENT MACHINES, PAINT, PRECISE REPAIRS



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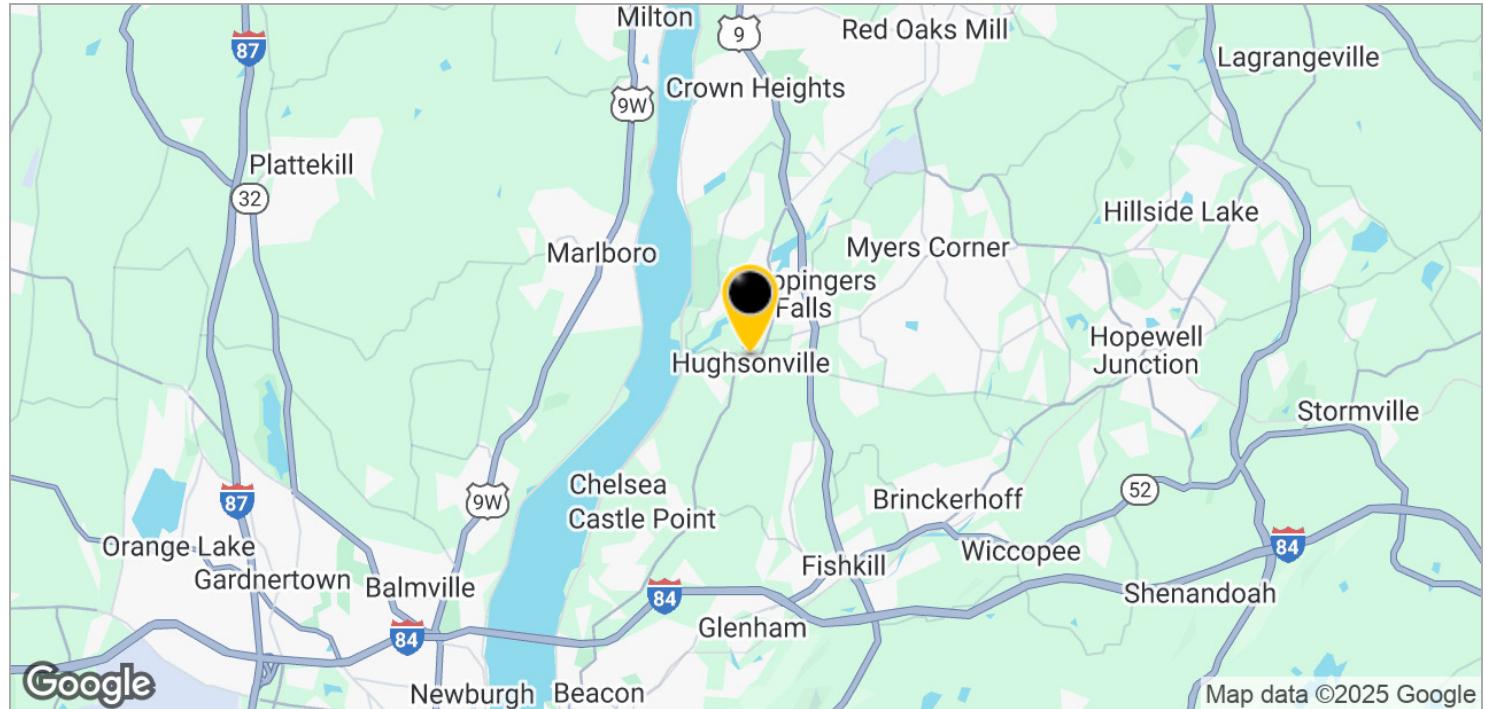
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U.S. ROUTE 9 - 2 MINUTES AWAY NYS ROUTE 9D - POUGHKEEPSIE TO BEACON

NEWBURGH BEACON BRIDGE - 11 MINUTES AWAY



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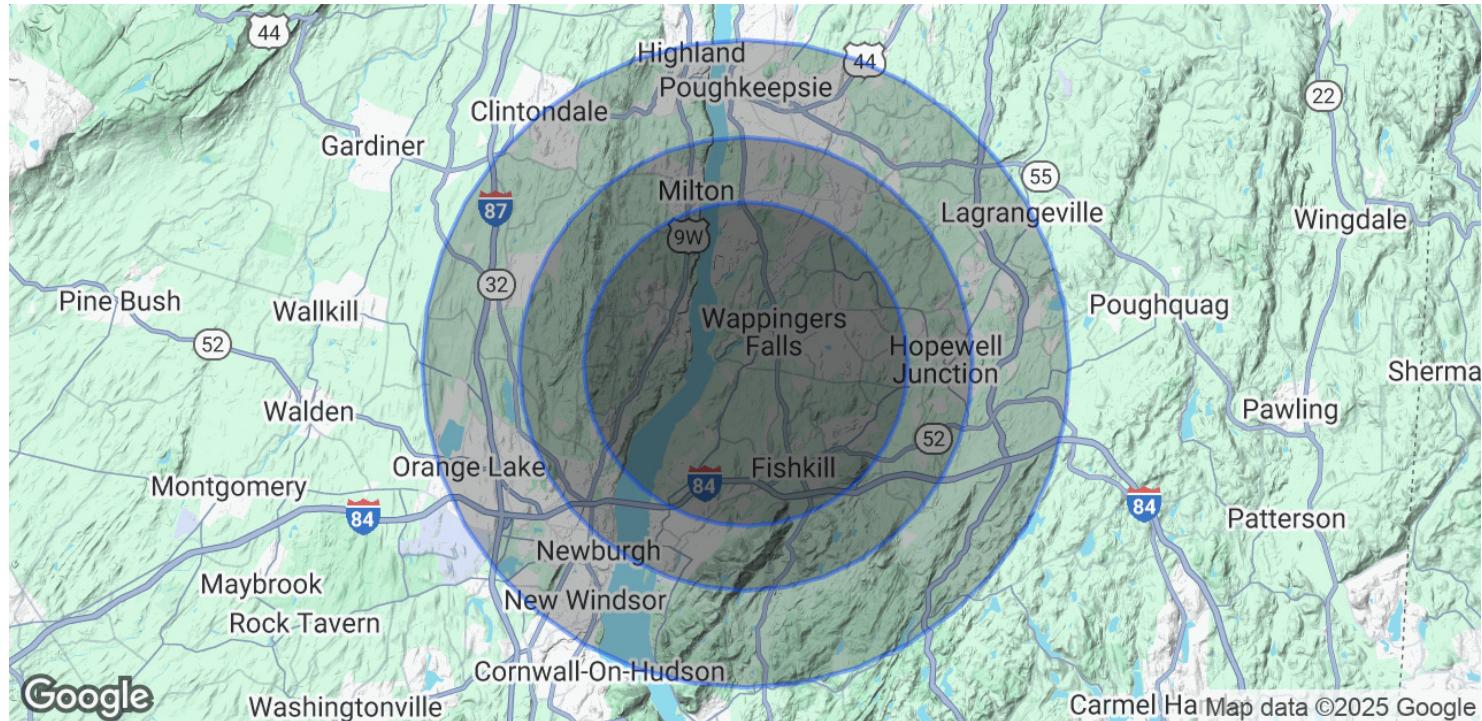
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	77,705	139,418	275,303
Average Age	43	43	41
Average Age (Male)	42	42	40
Average Age (Female)	44	44	42

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	29,594	53,548	103,872
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$132,308	\$133,799	\$125,837
Average House Value	\$412,121	\$421,031	\$388,362

Demographics data derived from AlphaMap



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