



COMMERCIAL BUILDING FOR SALE

17 MILTON AVENUE, HIGHLAND, NY 12528



FREE STANDING WITH LOADING DOCK AND STORAGE

ADDRESS: 17 Milton Avenue
Highland, NY 12528

LOCATION: U.S. Route 9W
(1 Minutes / 0.1 Miles)
Mid-Hudson Bridge
(3 Minutes / 1.8 Miles)
Interstate 87, Exit 18
(11 Minutes / 7.3 Miles)

BUILDING SIZE: 7,362 SF

LOT SIZE: 0.30 Ac

ASKING PRICE: \$975,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a Commercial Building For Sale on 17 Milton Avenue, Highland, NY 12528. This building is currently set up for a brewery with loading dock and storage. Highland, NY, is a hamlet in Ulster County, offering scenic views of the Hudson River and outdoor activities like the Walkway Over the Hudson and the Rail Trail. It has a small-town vibe, local shops, and easy access to nearby towns like Poughkeepsie and New Paltz. Known for its history and natural beauty, Highland blends rural charm with convenience.



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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CURRENT OPERATIONS - BREWERY

17 MILTON AVENUE, HIGHLAND, NY 12528

FULL KITCHEN WITH HOOD, GRILL, FRYER, STOVE



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BAR & SEATING AREA

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7,362 SF | LOADING DOCK | STORAGE



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AREA RETAILERS & DEMAND GENERATORS HUDSON VALLEY RAIL TRAIL, POMO DORO'S PIZZA

WALKWAY OVER THE HUDSON, MARIST UNIVERSITY



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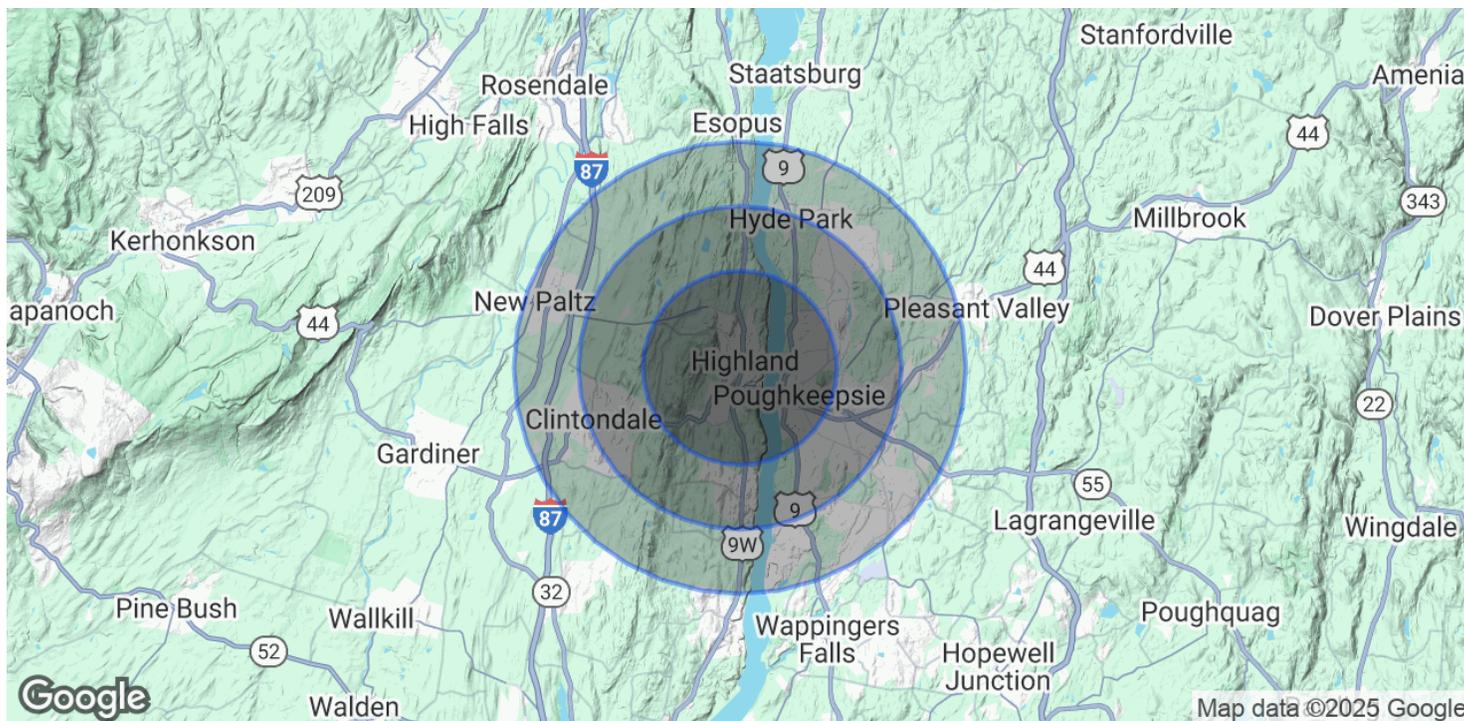
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY - MID HUDSON REGION



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	40,993	82,223	127,842
Average Age	39	40	41
Average Age (Male)	38	39	39
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	15,111	31,467	47,971
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$91,495	\$105,691	\$114,733
Average House Value	\$305,652	\$321,661	\$360,588

Demographics data derived from AlphaMap



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