

FOR SALE

SUCCESSFUL BUSINESS WITH REAL ESTATE

269 MAIN STREET, BEACON, NY 12508

BUSINESS & PROPERTY SUMMARY



OFFERING SUMMARY

Address: 269 Main Street
Beacon, NY 12508

Location: **Interstate 84, Exit 41** - (6 Minutes / 1.7 Miles)
Newburgh Beacon Bridge - (7 Minutes / 2.4 Miles)
Beacon Train Station - (4 Minutes / 0.9 Miles)
Beacon Train to Grand Central (Hudson Line) - 70 Minutes

Lot Size: 0.11 Acres

Building Size: 4,470 SF

Asking Price: Property: \$2,000,000

Business Website: <https://alphudsonvalley.com/>

Matterport Virtual Tour (Beacon): <https://my.matterport.com/show/?m=DxF74r9H7i>
Marketing Photography: <https://buildout.com/website/BalpsSU>

PROPERTY DESCRIPTION

CR Properties Group is pleased to offer For Sale a Commercial Building in the heart of Central Business District of Beacon, NY. The property is within close proximity to many Beacon Area Retailers and Demand Generators, such as Beacon Train Station, Metro North (Hudson Line), Dia: Beacon Museum, Scenic Hudson; Breakneck Ridge, Mount Beacon, Hudson Highlands State Park, or visit Landmarks such as, Pollepel Island & Bannerman Castle. This Building is owned and operated by Alp's Sweet Shop, a 102 Year Family Owned Old Chocolate Business specializing in making delicious, handmade chocolates using only the freshest, all-natural ingredients. Proudly owned and operated by the Craft family for generations, Alps continues its rich tradition of small-batch confections made from time-honored recipes. From classic favorites to seasonal specialties and custom creations for any occasion, every bite reflects a century of passion and craftsmanship.



CR PROPERTIES GROUP, LLC



THOMAS M. CERVONE

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295 MAIN STREET, POUGHKEEPSIE, NY 12601

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CRPROPERTIES.COM

ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

FOR SALE

DOWNTOWN BEACON, NY

NEAR DIA BEACON ART MUSEUM, DUTCHESS STADIUM, SHOPS AND EATERIES

ADDITIONAL PHOTOS



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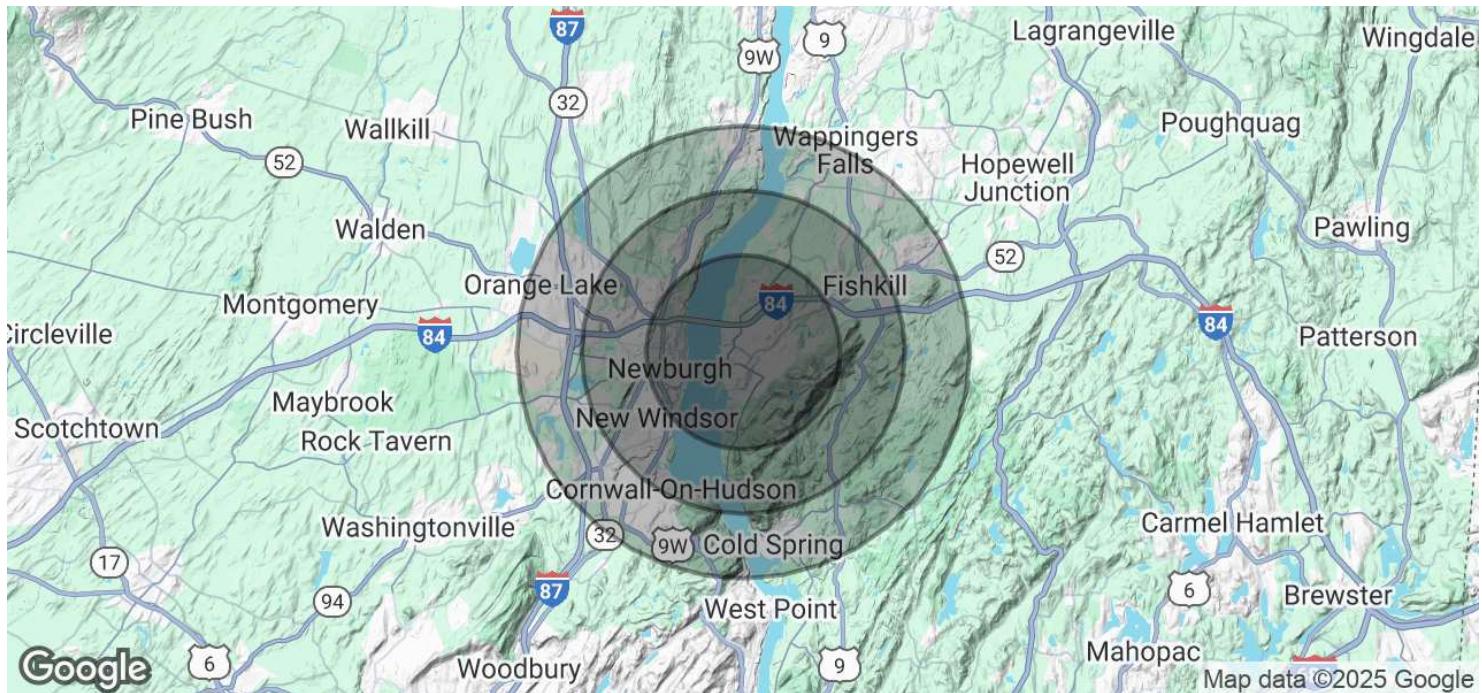
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	50,823	93,489	151,157
Average Age	39	41	41
Average Age (Male)	39	40	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	18,335	35,397	57,617
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$100,117	\$107,826	\$119,427
Average House Value	\$359,780	\$376,074	\$397,121

Demographics data derived from AlphaMap

