

Amazing New Property For Sale

1436 ROUTE 52, FISHKILL NY 12524

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

HUDSON VALLEY
PROPERTIES



COMMERCIAL DIVISION

This versatile property, located in the Town of Fishkill, is zoned General Business, making it suitable for a wide range of commercial uses.

Offering over 4,000 square feet of space, the building includes 8 spacious rooms, 3.5 bathrooms, and a full updated kitchen, providing flexibility for offices, client areas, and staff amenities. The property sits on 1.3 acres, offering ample, accessible parking including 17 spaces and potential for future development opportunities.

Permitted uses include medical/dental space, offices for legal, real estate, insurance, accounting, architecture, engineering, and creative studios. Also permitted are hair and nail salons, tutoring services, vocational and technical schools, as well as day-care facilities. This property is especially appealing to licensed professionals seeking to integrate work and a home-like environment in one location.

A separate ground floor entrance adds convenience and privacy for clients or staff, while a side entrance to the sunroom creates additional accessibility and flow. The lower level has been updated with brand new carpeting, ensuring a fresh and professional presentation.

With a prime location, one mile East of the Village of Fishkill and Route 9 and the Interstate 84 corridor, this property is ideally positioned for visibility, significant Route 52 traffic count, accessibility, and growth.

Recent updates ensure peace of mind and efficiency, including a new roof (2017), hot water heater (2026), new well pump and repair (2017), electrical upgrade (2019), parking lot lighting (2020), water pump (2021), furnace (2022), water tank (2022), newly paved and striped parking lot (2025), new expansion tank (2025), refinished sidewalks (2025), and LED recessed lighting throughout (2025). Property has underground utilities with natural gas furnace and generator and central air.

This combination of size, flexibility, location, and modern updates makes it a standout opportunity for a wide variety of commercial applications.

CONFIDENTIALITY & DISCLAIMER

in consideration of a disclosure of information relating to the above subject matter, to be made by Seller/Landlord to Purchaser/Tenant, Purchaser/Tenant hereby agrees that the information is proprietary to Seller/Landlord, that such disclosure will be confidential, and that the disclosed information shall not be used nor duplicated nor disclosed to others, other than Purchaser's/Tenant's attorney, accountant, inspectors and other professionals retained by Purchaser/Tenant to investigate the Subject Matter without first obtaining Seller's/Landlord's written permission. Seller/Landlord may enforce this agreement by injunction or by an action for damages resulting from the breach of this agreement in any court of competent jurisdiction.

SECTION 1
Property
Summary

PROPERTY OVERVIEW



- › 4206 SQUARE FEET WITH 3 LEVELS AND 8 SPACIOUS ROOMS
- › 1.3 ACRES WITH FUTURE DEVELOPMENT OPPORTUNITIES
- › BUILT IN 1961

- › 3.5 BATHROOMS AND FULL KITCHEN
- › 17 SPACE ACCESSIBLE PARKING LOT
- › NATURAL GAS HEAT AND CENTRAL AIR

- › TAXES: \$11,913
- › WELL AND SEPTIC
- › SECURITY SYSTEM AND GENERATOR
- › PRIME LOCATION: LESS THAN A MILE TO ROUTE 9 AND VILLAGE OF FISHKILL AND WITHIN MINUTES TO I-84

OFFERING OVERVIEW



OFFERING HIGHLIGHTS

- › Hardwood flooring and freshly painted throughout
- › Newly installed LED lighting in all areas
- › Multiple offices, conference areas and meeting spaces provide an adaptable setup for a multitude of uses/businesses
- › Bathrooms located on each of the 3 levels

ZONED GENERAL BUSINESS: WIDE RANGE OF POSSIBILITIES

- › Medical or dental office
- › Law, insurance, real estate, or accounting firm
- › Architecture or engineering space
- › Creative workspace or design space
- › Hair or nail salon, spa, or wellness practice
- › Tutoring, vocational, or technical school
- › Day-care or educational center

SECTION 2
Location
Summary





LOCATION INFORMATION

Located directly on the busy Route 52 corridor, this property offers excellent visibility and access in one of Dutchess County's most active commercial hubs. Just minutes from I-84, the Taconic State Parkway, and Route 9, it provides seamless connectivity throughout the Hudson Valley and beyond—east to Connecticut, west across the Hudson to Newburgh, and south toward Westchester and New York City.

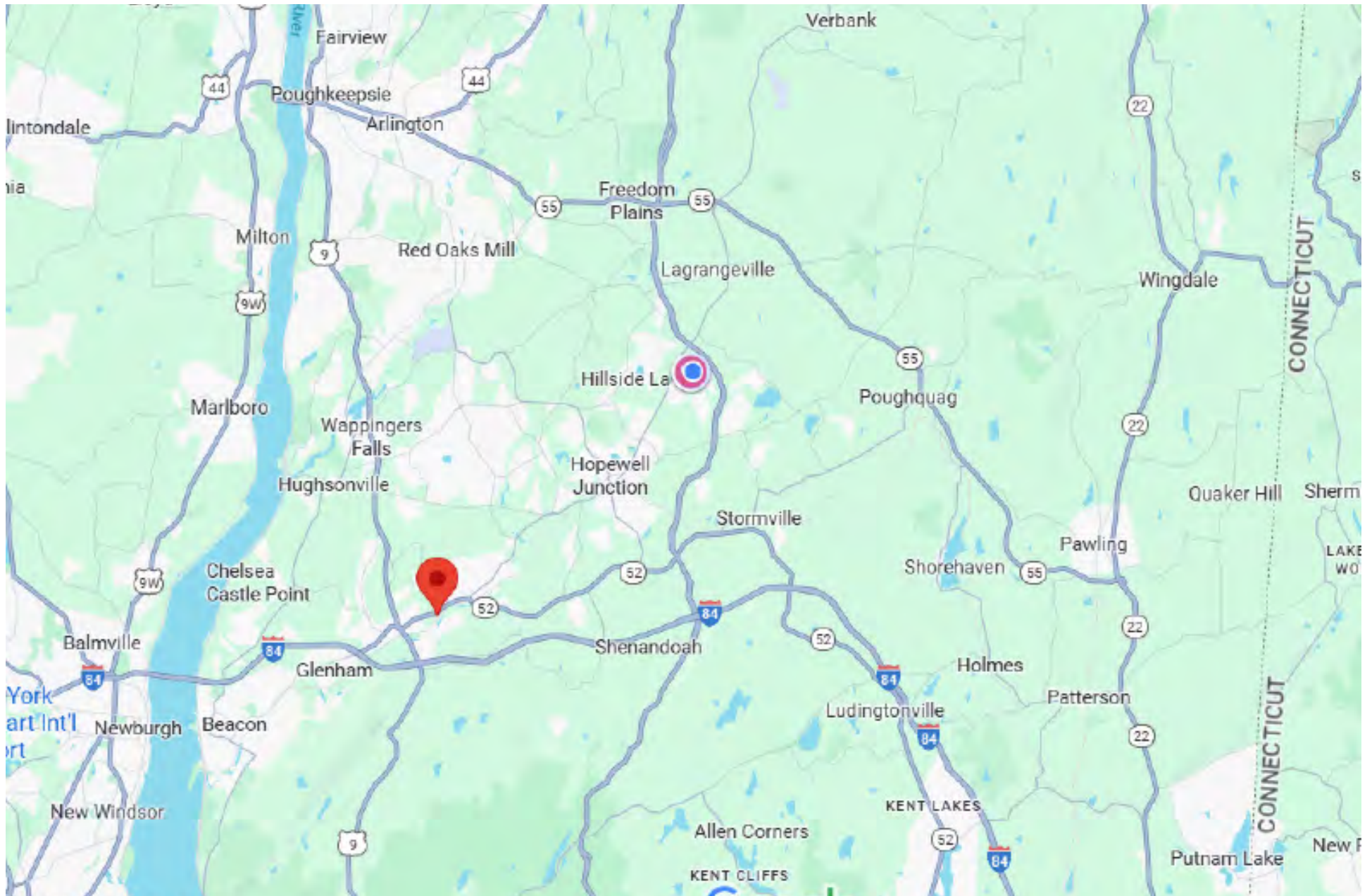
The property is ideally positioned near several major population and business centers. East Fishkill, Wappingers Falls, and Poughkeepsie are all within a short drive, offering a wide customer base and workforce pool. The immediate area is anchored by prominent employers and corporate campuses, including the IBM facility on Route 52, adding stability and consistent traffic to the corridor.

Nearby amenities include national retailers such as Walmart, Home Depot, and Sam's Club, along with an array of local restaurants, shops, and professional services in the Village of Fishkill. The property is less than 15 minutes from the Beacon Metro-North train station, providing direct service to New York City, and about 20 minutes from Stewart International Airport.

LOCATION HIGHLIGHTS

- Prime frontage on Route 52 with high visibility and traffic counts
- Surrounded by national & local retailers, restaurants, and service businesses
- Convenient to Beacon Metro-North station and Stewart International Airport

GOOGLE MAP



1436 ROUTE 52, FISHKILL NY 12524

AERIAL MAP



AERIAL MAP



SECTION 3
Property
Photos



WELCOMING FOYER, OFFICES AND CONFERENCE AREA



PRIVATE SIDE ENTRY, OFFICES AND MEETING AREAS



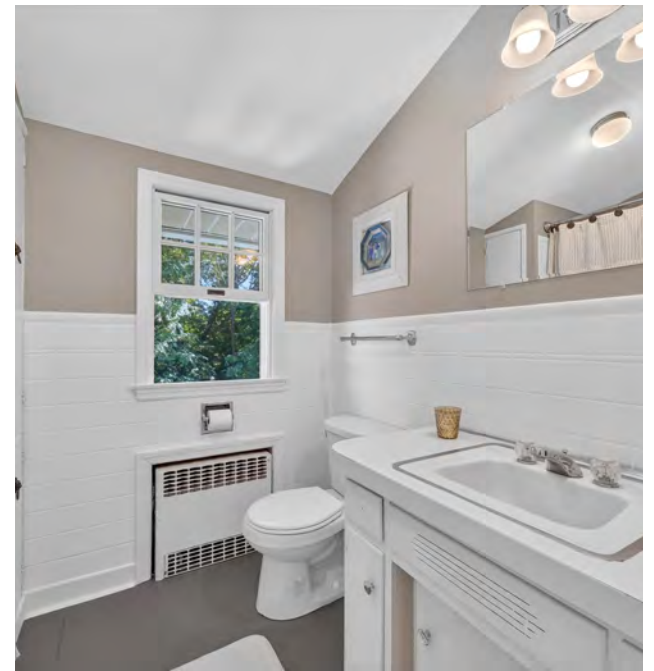
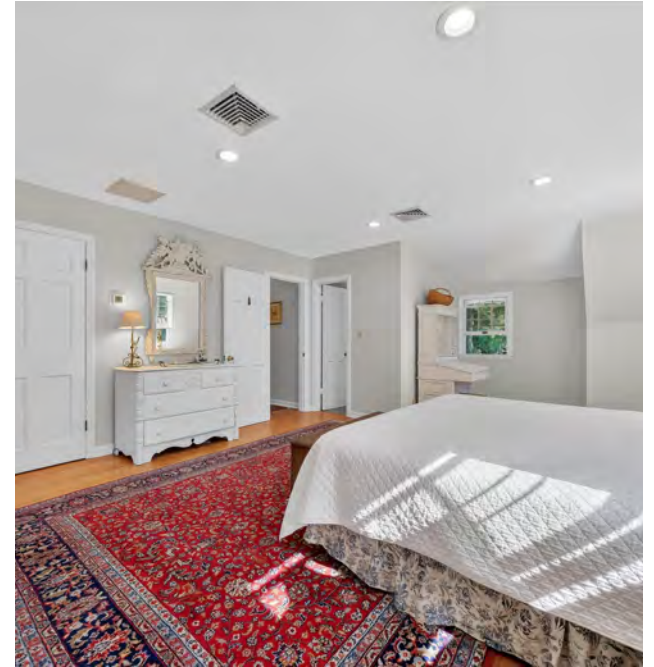
GROUND LEVEL ENTRANCE, LARGE OFFICE SPACE WITH NEW CARPET



FULLY EQUIPPED AND UPDATED KITCHEN



PRIMARY BEDROOM WITH FULL BATH OR OFFICE SPACE



SECONDARY BEDROOMS OR OFFICE SPACE WITH HALL FULL BATH



An aerial photograph of a suburban neighborhood. In the foreground, there are several houses with brown roofs, a parking lot, and a baseball field. A large, dense forest of green trees covers the middle ground. In the background, a large, forested hill rises under a blue sky with some clouds. A black rectangular box is overlaid on the left side of the image, containing the text "SECTION 4 Contact Info" in white.

SECTION 4 Contact Info

**DEBRA ALLAN**

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DEBBIEALLAN.com

PROFESSIONAL BACKGROUND

Over 30 years of experience in real estate throughout Dutchess County and the surrounding area.

Degrees from Dutchess Community College, SUNY New Paltz, and Western Connecticut State University

Advanced real estate training with expertise in negotiations, market analysis, and client representation

Proven success working with sellers and buyers to achieve their real estate goals

Backed by Berkshire Hathaway HomeServices Hudson Valley Properties—the #1 real estate company in the Mid-Hudson Valley



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