

66 MIDDLEBUSH ROAD

MEDICAL OR PROFESSIONAL OFFICE BUILDING FOR SALE



Robert Buyakowski, PE

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,900,000
Building Size:	30,000 SF
Lot Size:	2.1 Acres
Lot Dimensions	approx 375 x 250
Price/SF:	\$130
Year Built:	1985
Land Use Class:	Professional Medical Office Building
Zoning:	Highway Business (HB)
Rent Roll:	contact Rob

*All information throughout this offering is believed to be accurate but is not warranted and is subject to verification by the buyer/lessee

PROPERTY OVERVIEW

Incredible opportunity for the right buyer to purchase and reimagine this medical or professional office building, strategically located on the southwest corner of a signalized major intersection, within the highly active Route 9 corridor in the Town of Wappinger between Route 9, Middlebush Road and Myers Corners Road. Executive Square is ideal for medical or dental professionals seeking co-occupancy with similar tenants, investment groups, or other businesses looking for a highly visible and flexible space. With competitive pricing at just under \$4 million – less than \$130 per square foot – and a variety of configurations and suite sizes across three floors, this property caters to a wide range of potential tenants or owners.

Executive Square features an elevator-serviced common lobby and hallways, as well as ample parking ensuring convenience and accessibility for all occupants. Its excellent visibility, coupled with impressive traffic counts makes this a prime location for professionals looking to revitalize the space and benefit from high exposure in a thriving commercial area in town. Executive Square is strategically located near Wappinger Town Hall, less than 7.5 miles from the highly traveled Interstate 84 and 2.5 miles from the New Hamburg Metro North Train Station. The offices are also conveniently positioned near Wappinger Central School District schools – only 1/4 mile from Wappingers Junior High School and James S. Evans Elementary School, and 1 mile to Ketcham High School

This asset is especially well-suited for real estate investment trusts (REITs), offering significant upside potential. The buyer could benefit from renovating the existing medical offices and converting the building into condo-style suites or combining adjacent offices to meet additional square footage needs. These suites can be parceled out and sold to a variety of clients, such as medical and dental professionals, or added to a diverse portfolio of tenants including healthcare providers and other commercial enterprises.

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AERIAL MAP



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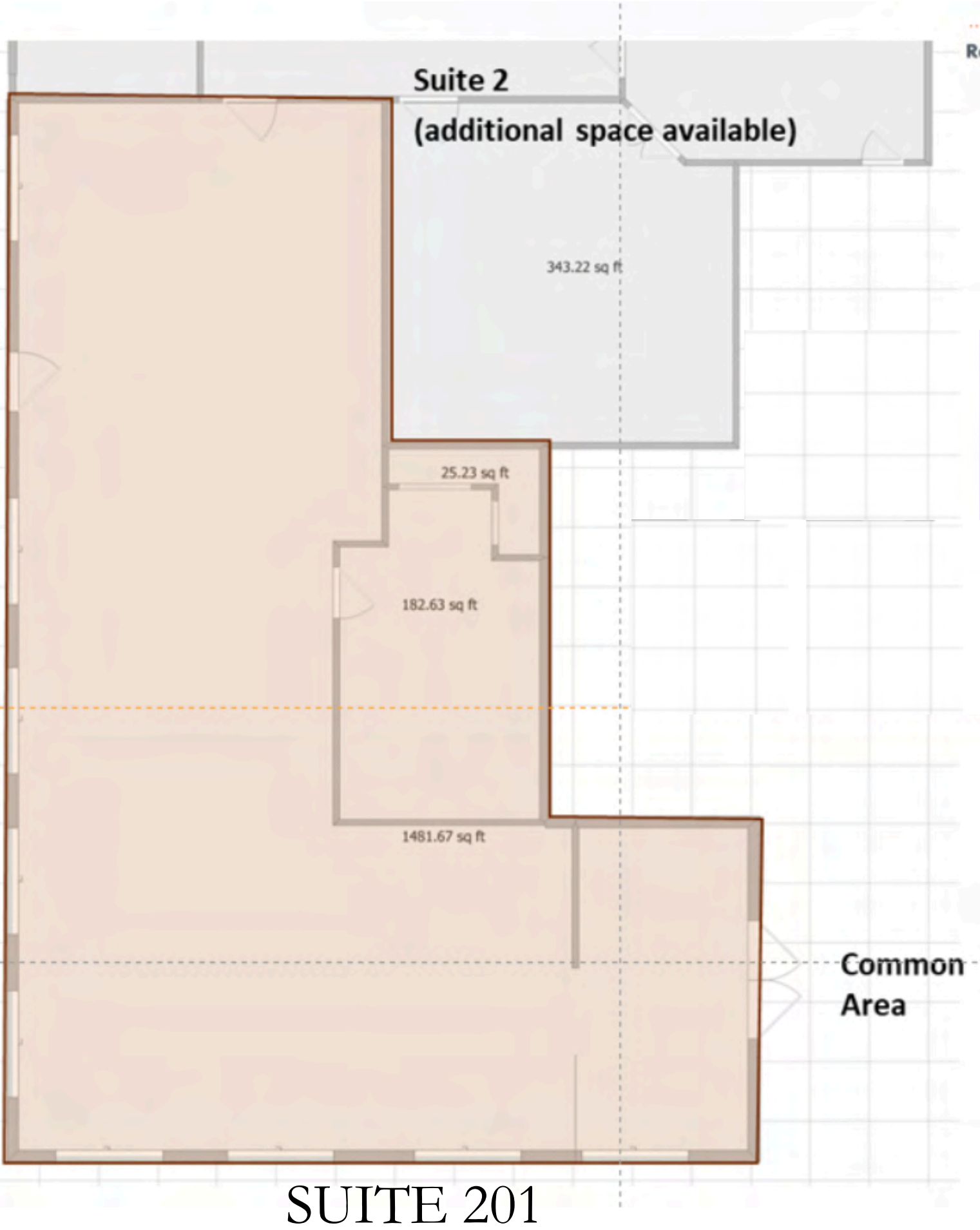
INTERIOR PHOTOS



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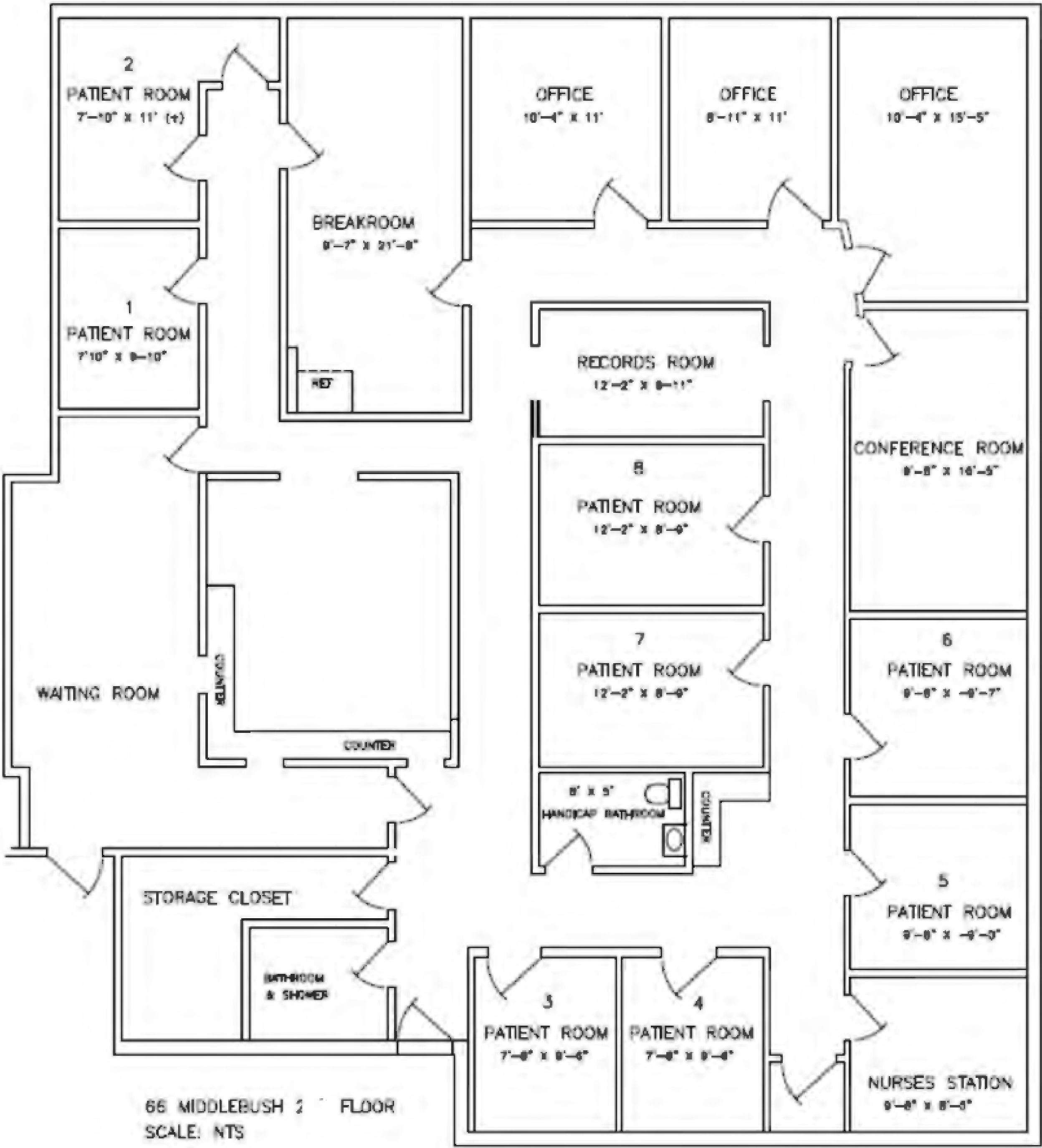
SECOND FLOOR PLAN



*Adjacent suites can be combined with enclosed common areas to meet additional square footage needs.



THIRD FLOOR PLAN



*Adjacent suites can be combined with enclosed common areas to meet additional square footage needs.

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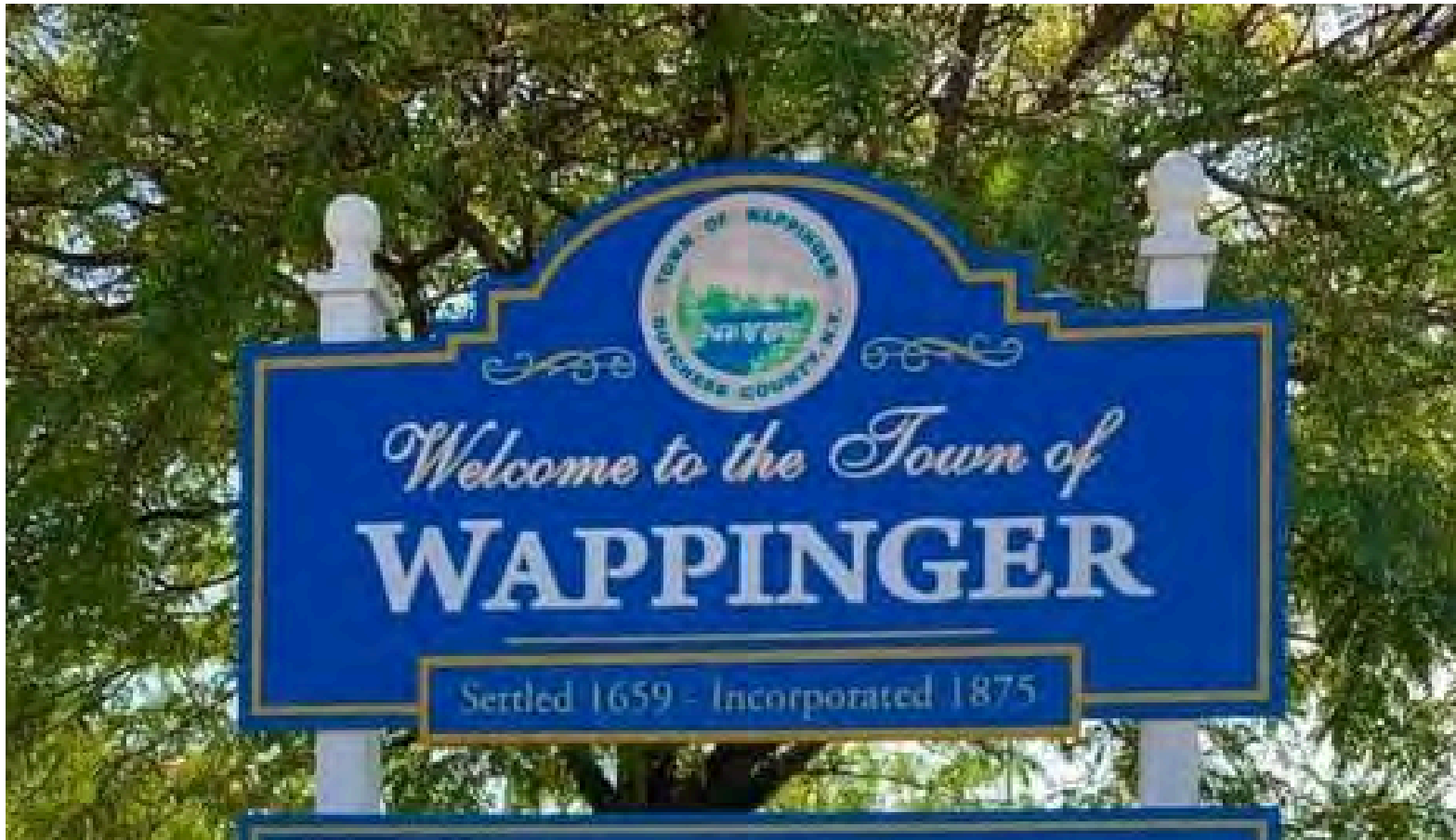
ABOUT WAPPINGER

WAPPINGER, NY

The Town of Wappinger is a waterfront community located in New York's Hudson River Valley. Wappinger is home to 28.5 square miles of quiet neighborhoods, five-star dining, premier shopping amenities, breathtaking natural sites, fascinating history, exceptional schools, and more.

DEMOGRAPHIC SUMMARY

Population size (as of July 1, 2023):	28,113
Households, 2018 - 2022:	11,099
Median Household income, 2018 - 2022:	\$93,311



ABOUT RBR REAL ESTATE SOLUTIONS

Led by Robert Buyakowski, RBR Real Estate Solutions, LLC is a New York State-licensed commercial and residential real estate brokerage serving the Hudson Valley region. Founded in 2021, RBR Real Estate Solutions' expertise ranges from zoning approvals and taxes to negotiations in policy in a number of sectors including hospitality, industrial, mixed-use, multi-family, office and retail, among others.



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