



# COMMERCIAL BUILDING WITH APARTMENTS

## 1461 NYS ROUTE 22, WINGDALE, NY 12594



### STOREFRONT RETAIL, PLUS APARTMENTS

**ADDRESS:** 1461 NYS Route 22  
Wingdale, NY 12594

**ZONING:** HC, Highway Commercial

**TRAFFIC COUNT:** 9,770 AADT on NYS Rte 22

**SALE PRICE:** **New Asking Price: \$425,000**  
Previously Asking: \$450,000

#### PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Building with Apartments. The Building is 3,690 SF on 0.22 Acres zoned for HC, Highway Commercial with an average daily traffic count of 9,770 on NYS Route 22. There are two apartment units on the top level, 1,000 SF each. The bottom level is a former Deli with Commercial Grade equipment in place, ready for new operations or converted to apartments

#### PROPERTY HIGHLIGHTS

- **Metro-North Wingdale Station (Harlem Line)** - (1 Minute Away / 2 Hour train ride to Penn Station)
- **NYS / Connecticut Border** - (7 Minutes / 4.6 Miles)
- **Interstate 84** - (19 Minutes / 13 Miles)
- **Taconic State Parkway** (22 Minutes / 14.9 Miles)
- Wingdale is a hamlet in the town of Dover in Dutchess County, New York, USA. It is located in the Hudson Valley region, known for its picturesque landscapes and proximity to the Appalachian Trail. Wingdale is a small community with a rural character, and it is situated near the border of New York and Connecticut. Wingdale is part of the larger Hudson Valley Region, which is known for its historic sites, outdoor recreation, and charming towns.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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1 MINUTE FROM METRO-NORTH (HARLEM LINE)

2 HOUR TRAIN TO PENN STATION, 7 MINUTES FROM NYS / CT BORDER

NEARBY OUTDOOR ACTIVITIES, SCHOOLS, COUNTRY CLUBS, AND MORE



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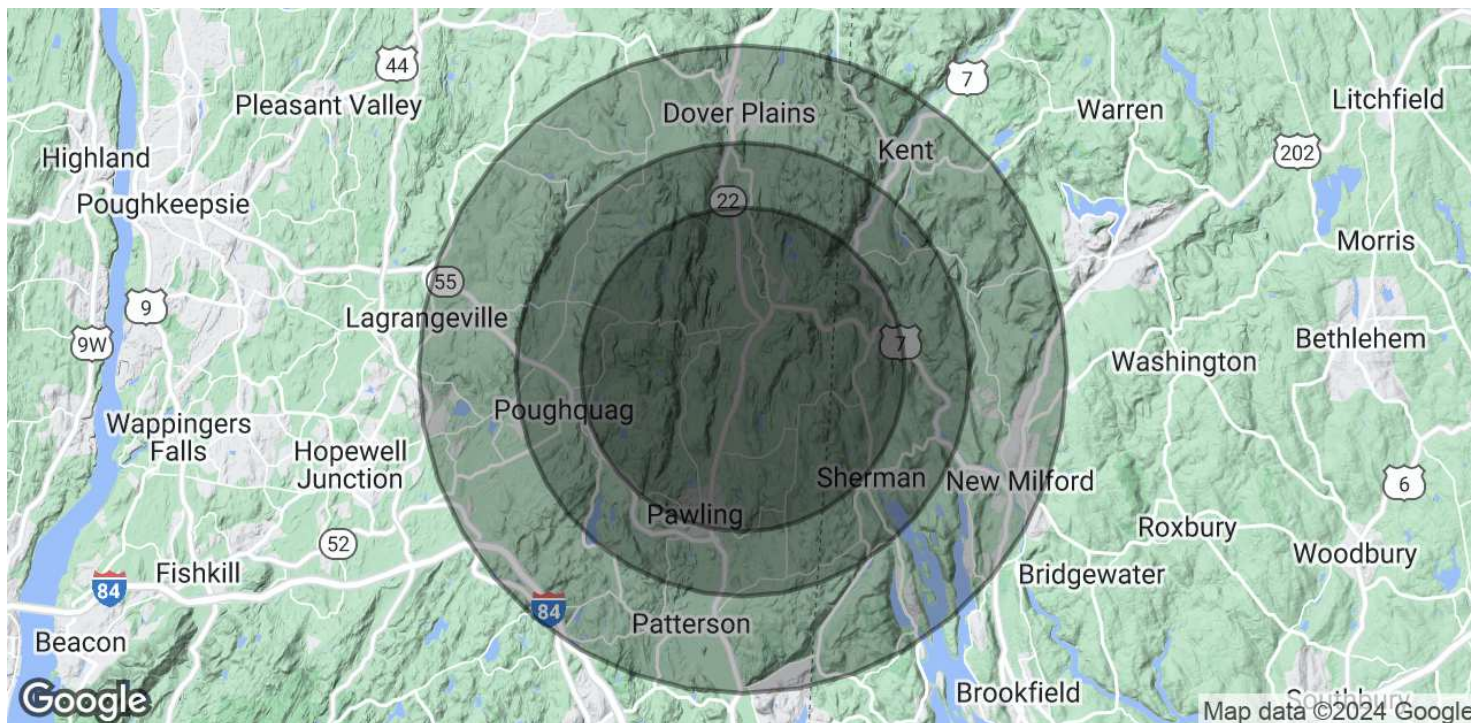




# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### NEW YORK STATE / CONNECTICUT BORDER



#### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	13,858	27,097	71,887
Average Age	45.0	45.7	43.9
Average Age (Male)	43.7	45.0	42.4
Average Age (Female)	45.9	46.4	44.3

#### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	5,673	11,263	29,190
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$109,709	\$111,462	\$105,769
Average House Value	\$350,417	\$343,688	\$327,472

2020 American Community Survey (ACS)



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