



# OWNER-USER / INVESTMENT

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590



## NYS ROUTE 9D NEAR U.S. ROUTE 9

### OFFERING SUMMARY

**ADDRESS:** 7-13 Delavergne Avenue  
Wappingers Falls, NY 12590

**DIRECTION:** Vassar Road via U.S. RTE 9D to  
site - 2 Minutes / 0.7 Miles

**BUILDING SIZE:** 3 Bedroom House - 1,359 SF  
2 Bedroom - 925 SF  
2 Bedroom - 1,330 SF  
Studio - 540 SF  
Garage 1 - 3,600 SF  
Garage 2 - 1,214 SF  
Garage 3 - 1,890 SF  
Total: 10,858 SF

**ACRES:** 0.78 Acre

**TRAFFIC COUNT:** 13,247 AADT on NYS Route 9D

**FRONTAGE:** 197' Frontage on Delavergne Ave

**ASKING PRICE:** \$1,450,000



### PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer an Invesment Property on 7-13 Delavergne Avenue, Wappingers Falls, NY12590. There are 4 buildings in total which make up apartments, garages and an office. This space includes overhead bay doors, on site parking, and more.

New Hamburg Station (Hudson Line) - (6 Minutes / 2.2 Miles)  
Poughkeepsie Station (Hudson Line) - (12 Minutes / 7.5 Miles)  
Mid-Hudson Bridge & Newburgh Beacon Bridge - 15 Minutes away



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:

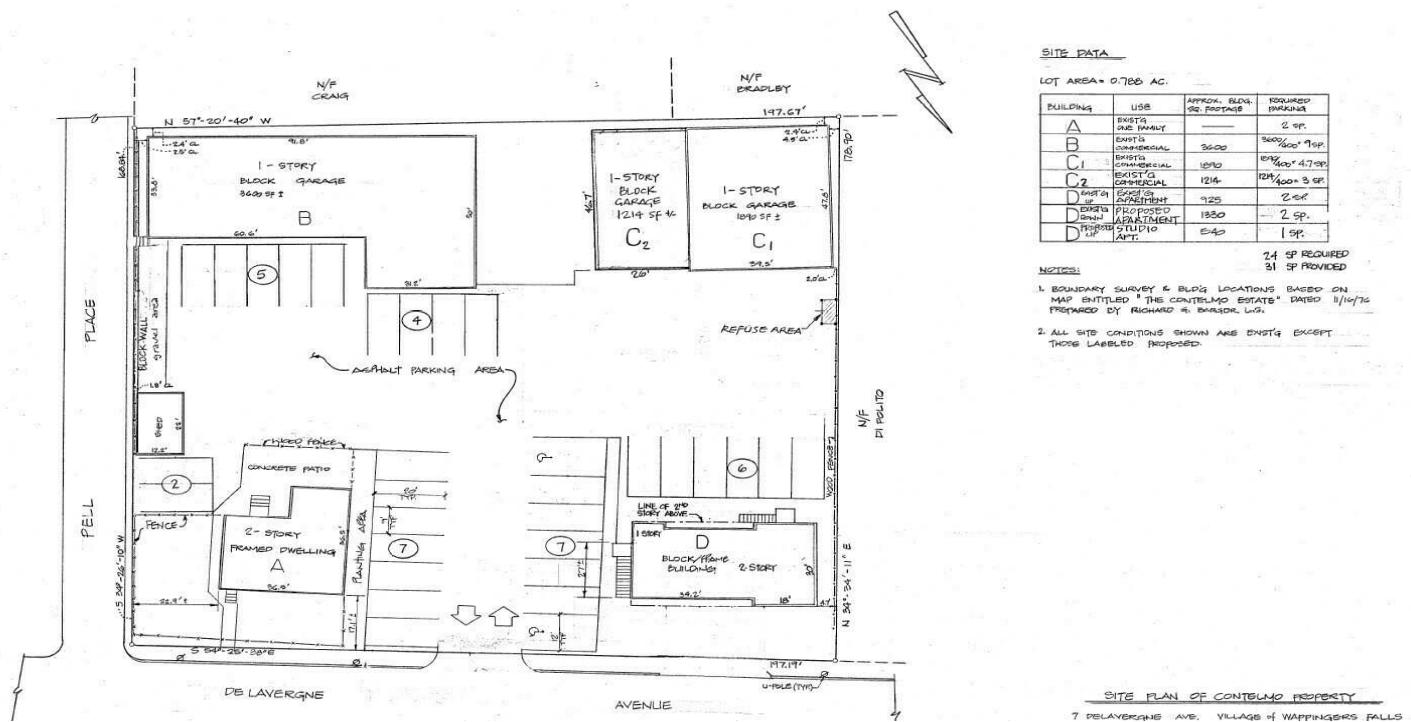
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)



# CONTRACTOR'S YARD, STORAGE

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

4 RESIDENTIAL RENTALS, 3 COMMERCIAL RENTALS



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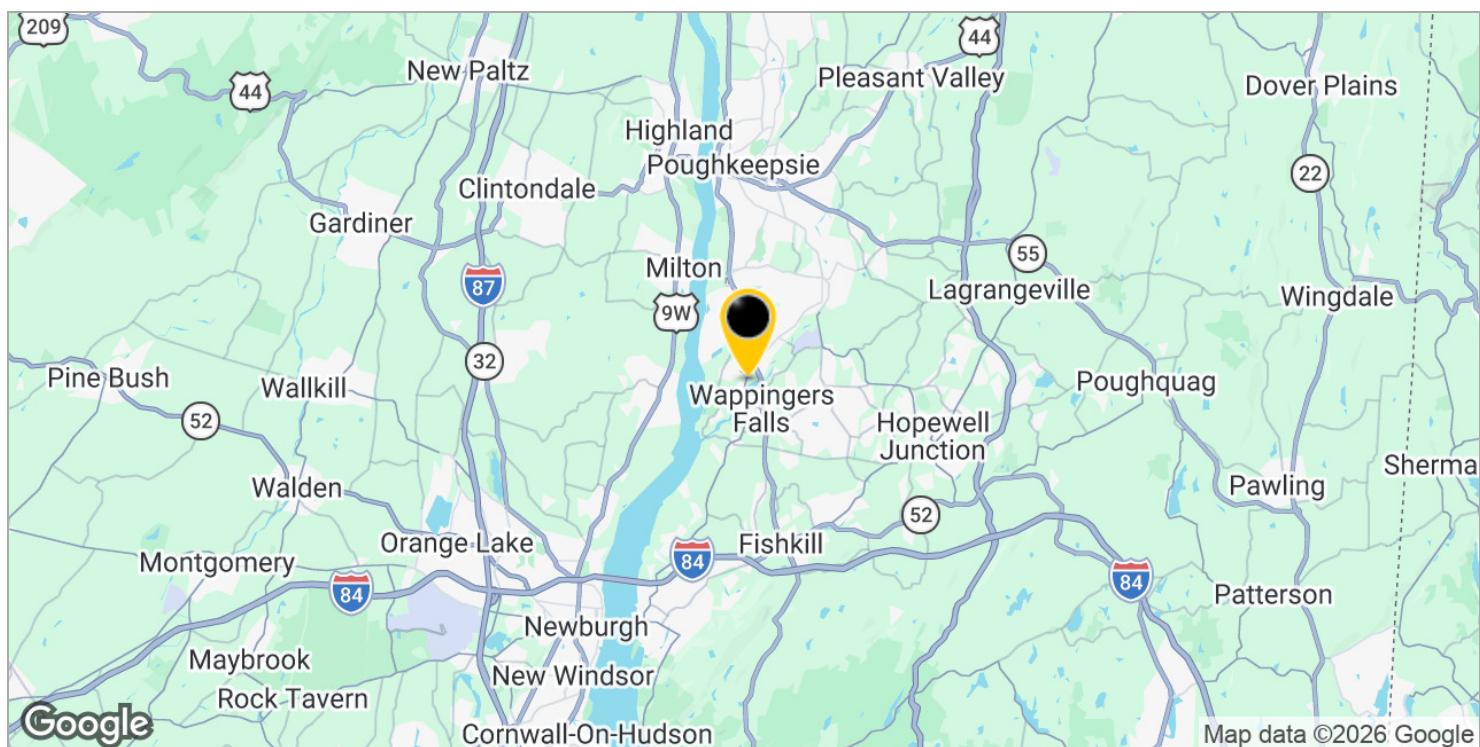
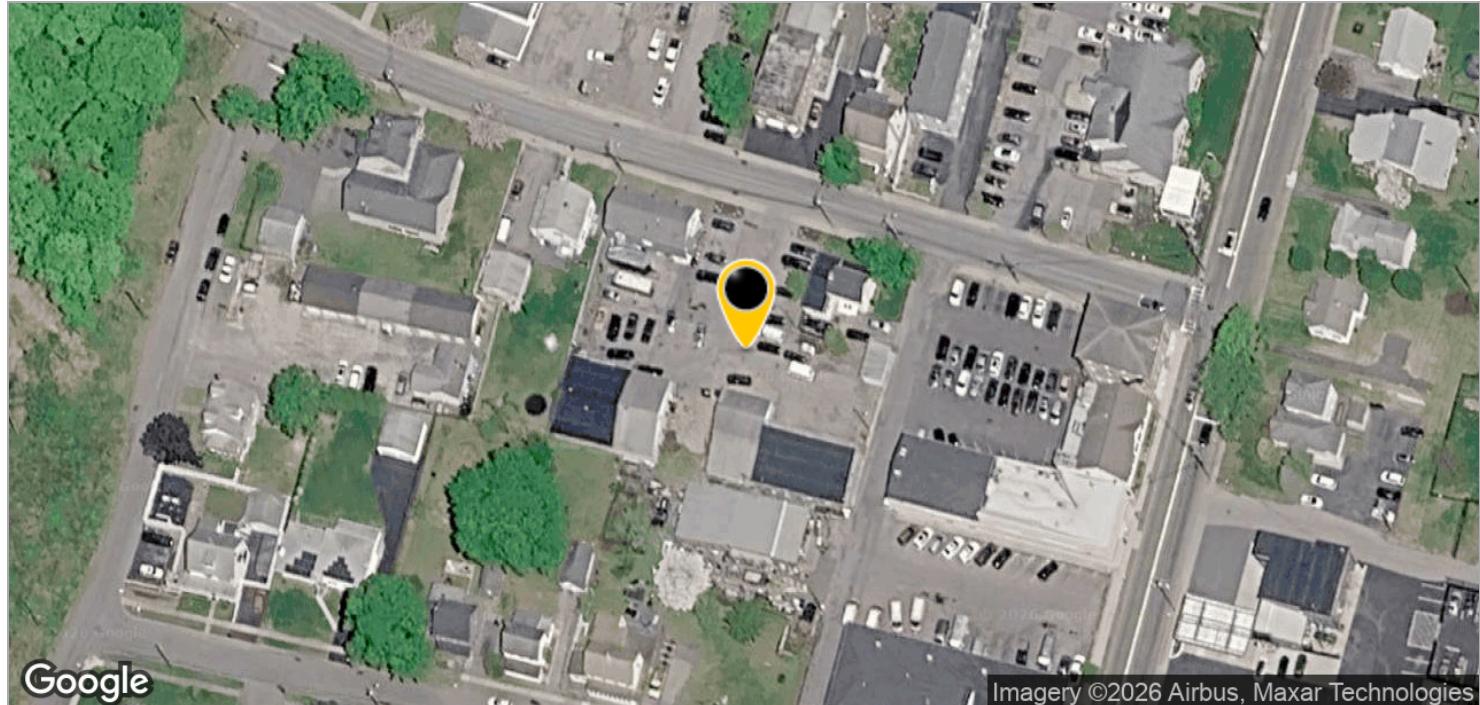
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# NYS ROUTE 9D & U.S. ROUTE 9 AREA

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

15 MINUTES FROM BOTH (NORTH) MID-HUDSON & NEWBURGH-BEACON BRIDGE (SOUTH)



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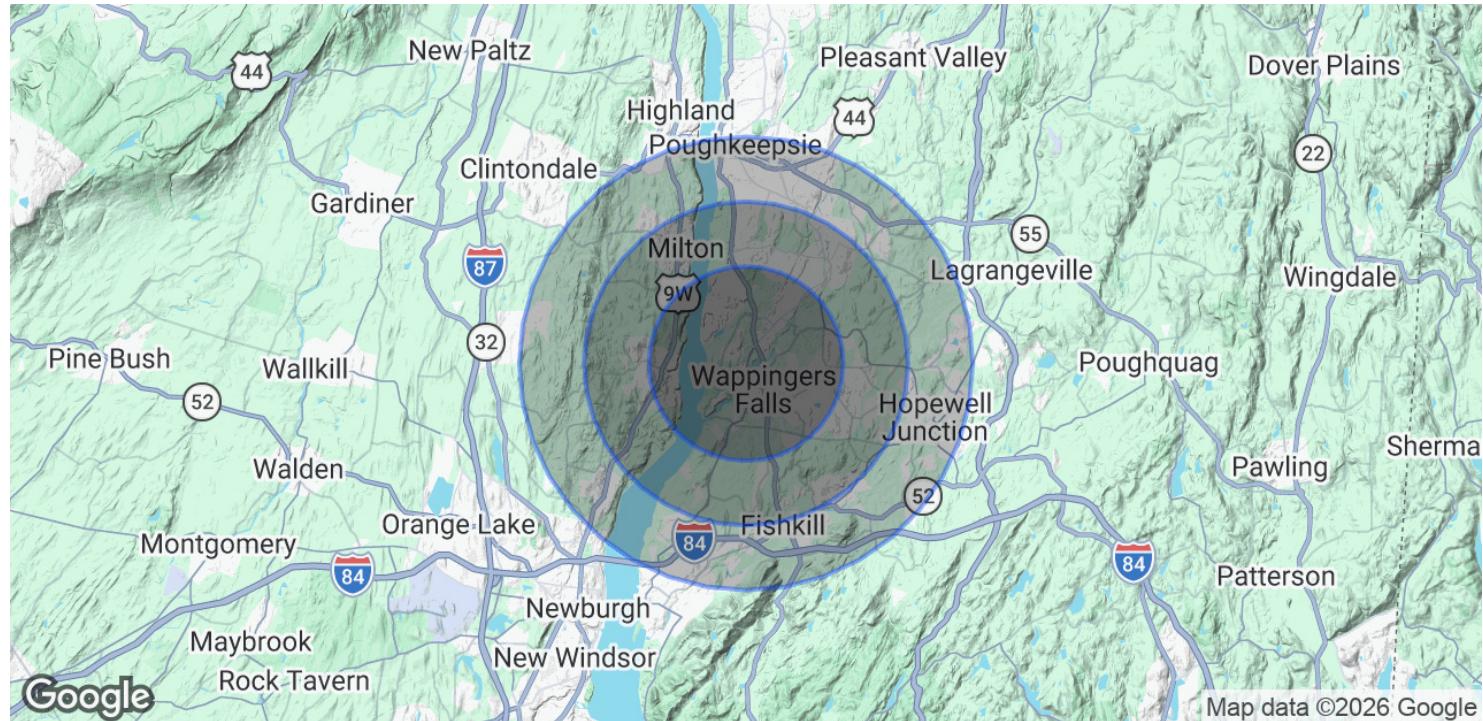
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# DEMOGRAPHICS AND STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### ORANGE - SULLIVAN AREAS OF NEW YORK



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	29,929	68,940	148,443
Average Age	45.2	44.9	43.0
Average Age (Male)	44.9	44.2	41.8
Average Age (Female)	44.5	45.4	43.3

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	11,654	27,219	58,333
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$121,602	\$131,335	\$124,826
Average House Value	\$354,850	\$369,220	\$364,207

2023 American Community Survey (ACS)



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