



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 Investment Property on 7-13 Delavergne Avenue, Wappingers Falls, NY 12590. 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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

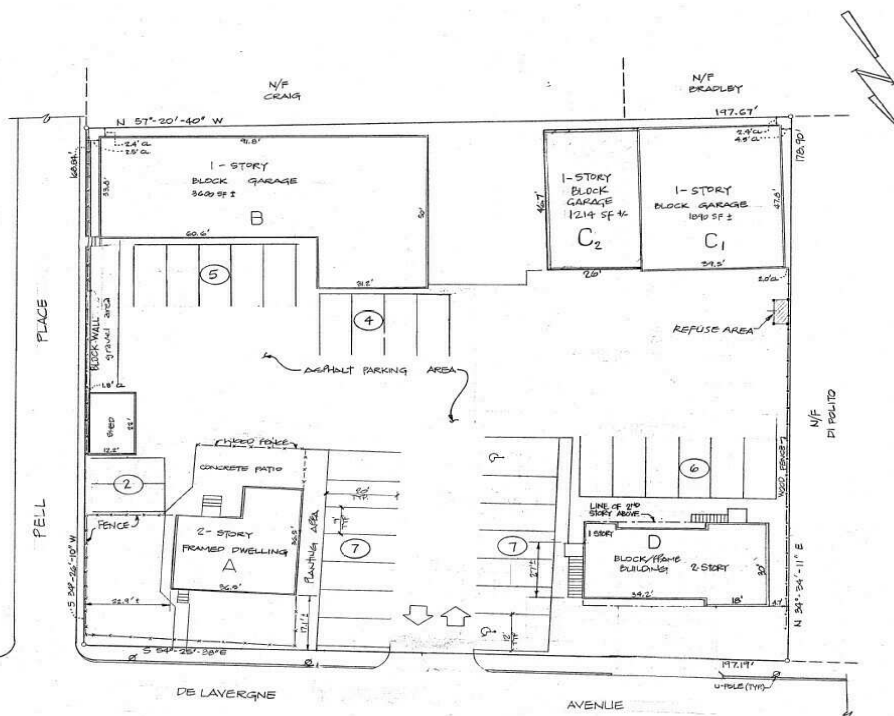
Thomas M. Cervone
845.485.3100
tom@crproperties.com



CONTRACTOR'S YARD, STORAGE

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

4 RESIDENTIAL RENTALS, 3 COMMERCIAL RENTALS



SITE DATA

LOT AREA = 0.788 AC.

BUILDING	USE	APPROX. BLDG. SQ. FOOTAGE	REQUIRED PARKING
A	EXIST'S AND REMAIN		2 SP.
B	EXIST'S COMMERCIAL	3600	3600/1000 7SP.
C1	EXIST'S COMMERCIAL	1050	1050/400 4-7 SP.
C2	EXIST'S COMMERCIAL	1214	1214/400 3 SP.
D	PROPOSED FLUORESCENT LIGHTING	725	2 SP.
E	PROPOSED FLUORESCENT LIGHTING	1850	2 SP.
F	PROPOSED FLUORESCENT LIGHTING	540	1 SP.

NOTES:

1. BOUNDARY SURVEY & BLDG. LOCATIONS BASED ON MAP ENTITLED "THE CONTEMPO ESTATE" DATED 11/10/76 PREPARED BY RICHARD H. BURSON, L.S.
2. ALL SITE CONDITIONS SHOWN ARE EXIST'S EXCEPT THOSE LABELED PROPOSED.

SITE PLAN OF CONTEMPO PROPERTY

7 DELAVERGNE AVE. VILLAGE OF WAPPINGERS FALLS



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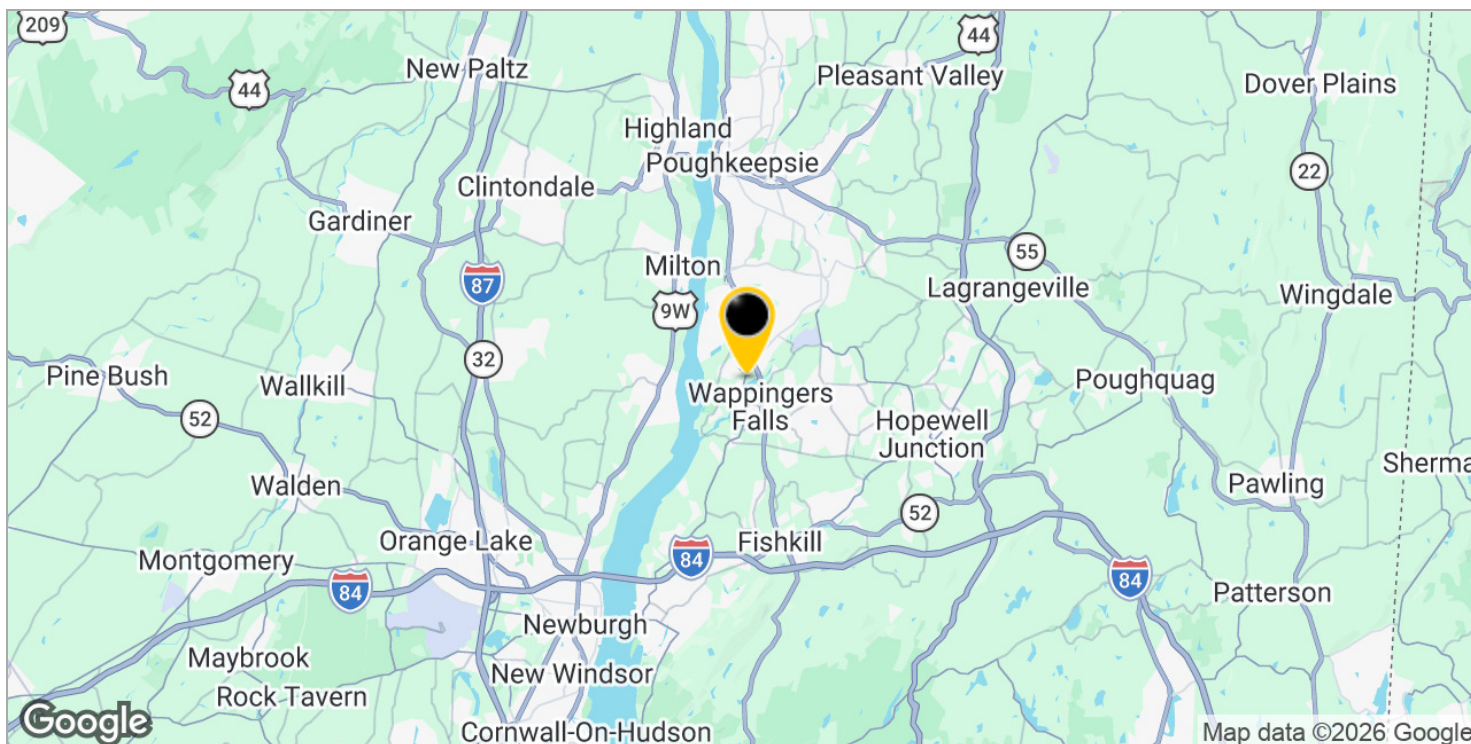
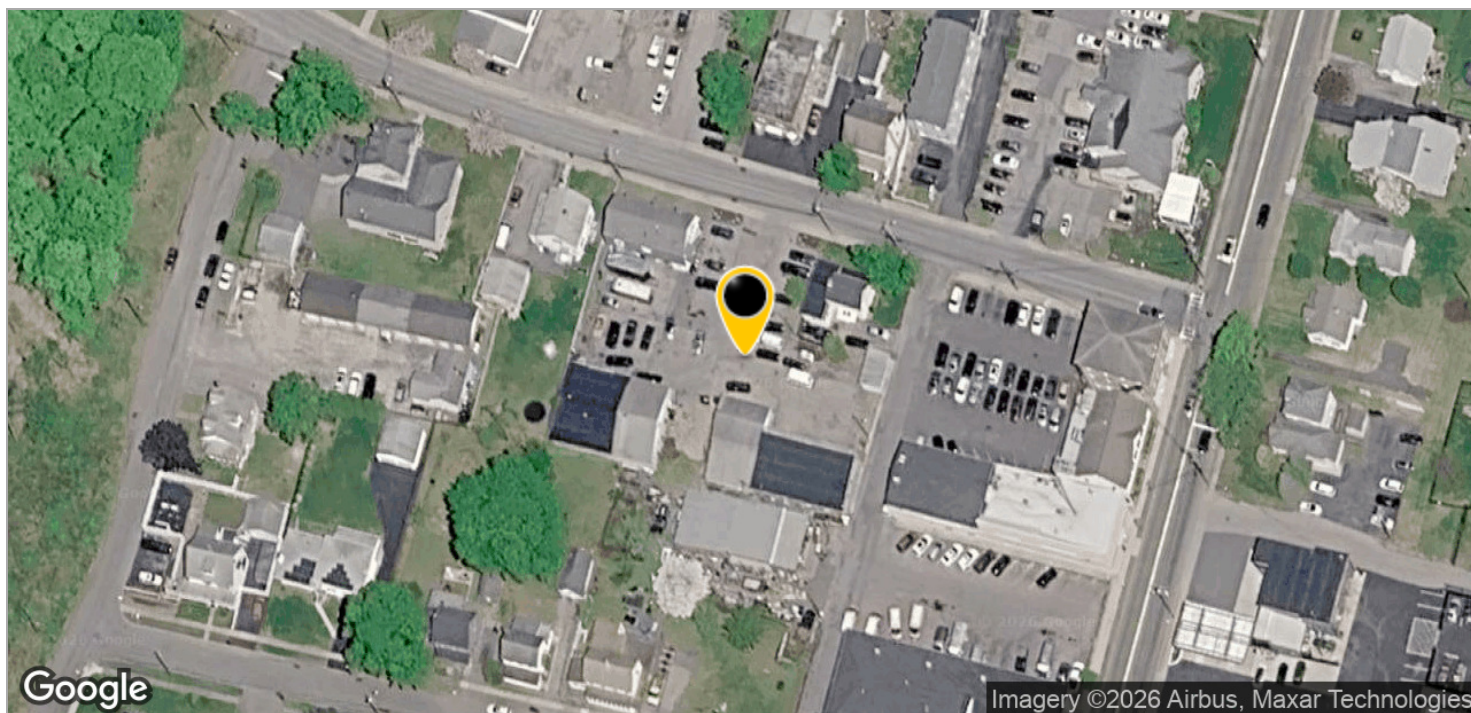
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NYS ROUTE 9D & U.S. ROUTE 9 AREA

7-13 DELAVERGNE AVENUE, WAPPINGERS FALLS, NY 12590

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



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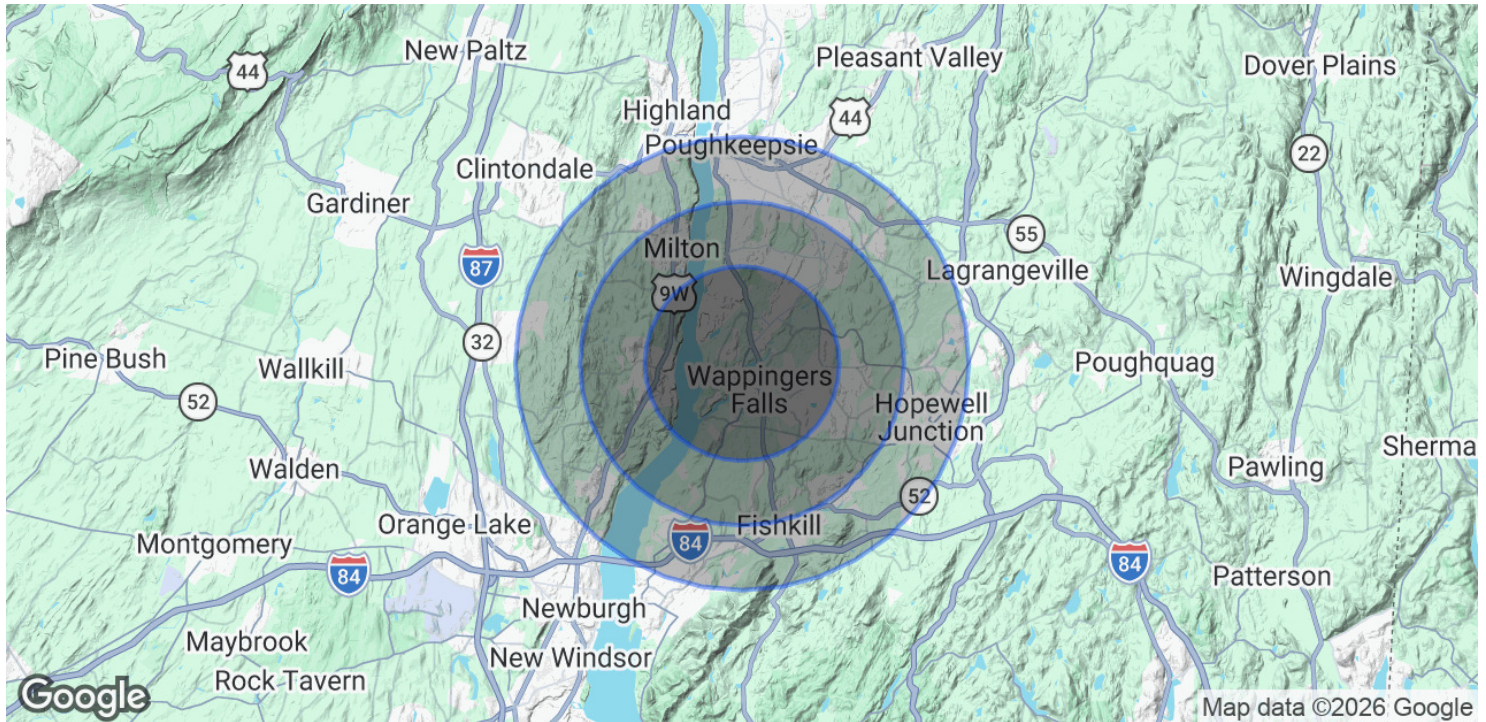
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DEMOGRAPHICS AND STATISTICS

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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