



DEVELOPMENT SITE

FOX STREET, POUGHKEEPSIE, NY 12601



MEDICAL, CLASS A OFFICE, R&D FACILITY, RESIDENTIAL

ADDRESS: Fox Street
Poughkeepsie, NY 12601

LOCATION: **Mid-Hudson Bridge**
(3 Minutes / 1.1 Miles)
Poughkeepsie MTA (Hudson Line)
(5 Minutes / 1.4 Miles)
Poughkeepsie Amtrak to Penn Station
(1 Hour, 35 Minutes)
Metro-North to Grand Central
(1 Hour, 50 Minutes)

LOT SIZE: 1.05 Acres

UTILITIES: Gas & Electric In Place

ZONING: R-D, Research & Development

AREA TRAFFIC COUNT: U.S. Route 9 Ramp to Fox Street
41,453 AADT

ASKING PRICE: \$795,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Development Site For Sale on Fox Street, Poughkeepsie, NY. This location is within close proximity to Vassar Brothers Medical Center, borders U.S. Route 9 and near the Mid-Hudson Bridge which make this a Gateway Site for medical practices, physician groups, research & development, hotel development and mid-rise residential, and more. The total land area is approximately 1.05 acres. The property is located in R-D, Research & Development District pursuant to the City of Poughkeepsie Zoning Code.

**Proposed 17,532 SF 3 Story Building with Site Plan Approvals*



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

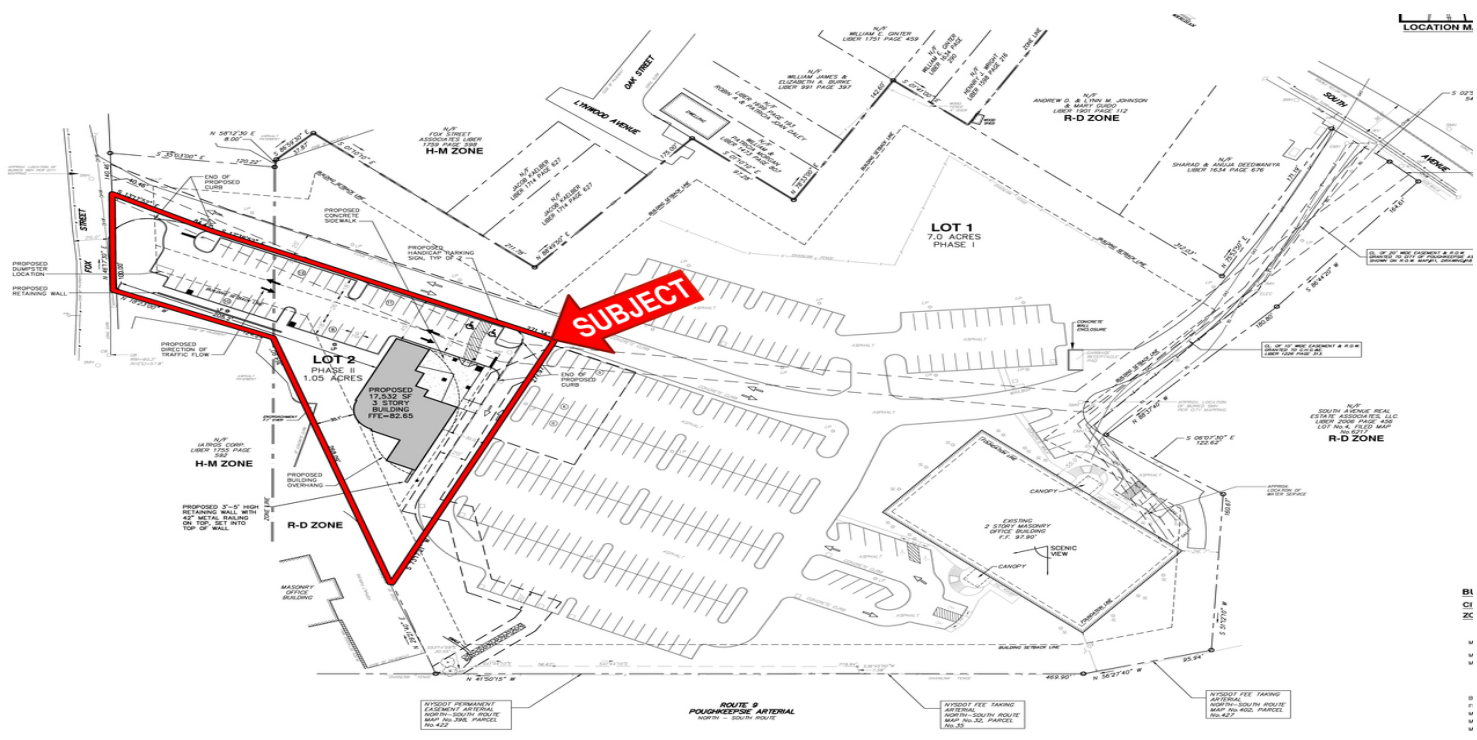
For more information:

Thomas M. Cervone
845.485.3100
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GATEWAY SITE FOR MEDICAL PRACTICES VISIBLE FROM HEAVILY TRAVELED U.S. ROUTE 9

TOP PHOTO CONCEPT AREA | BOTTOM PHOTO CONCEPT SITE PLAN



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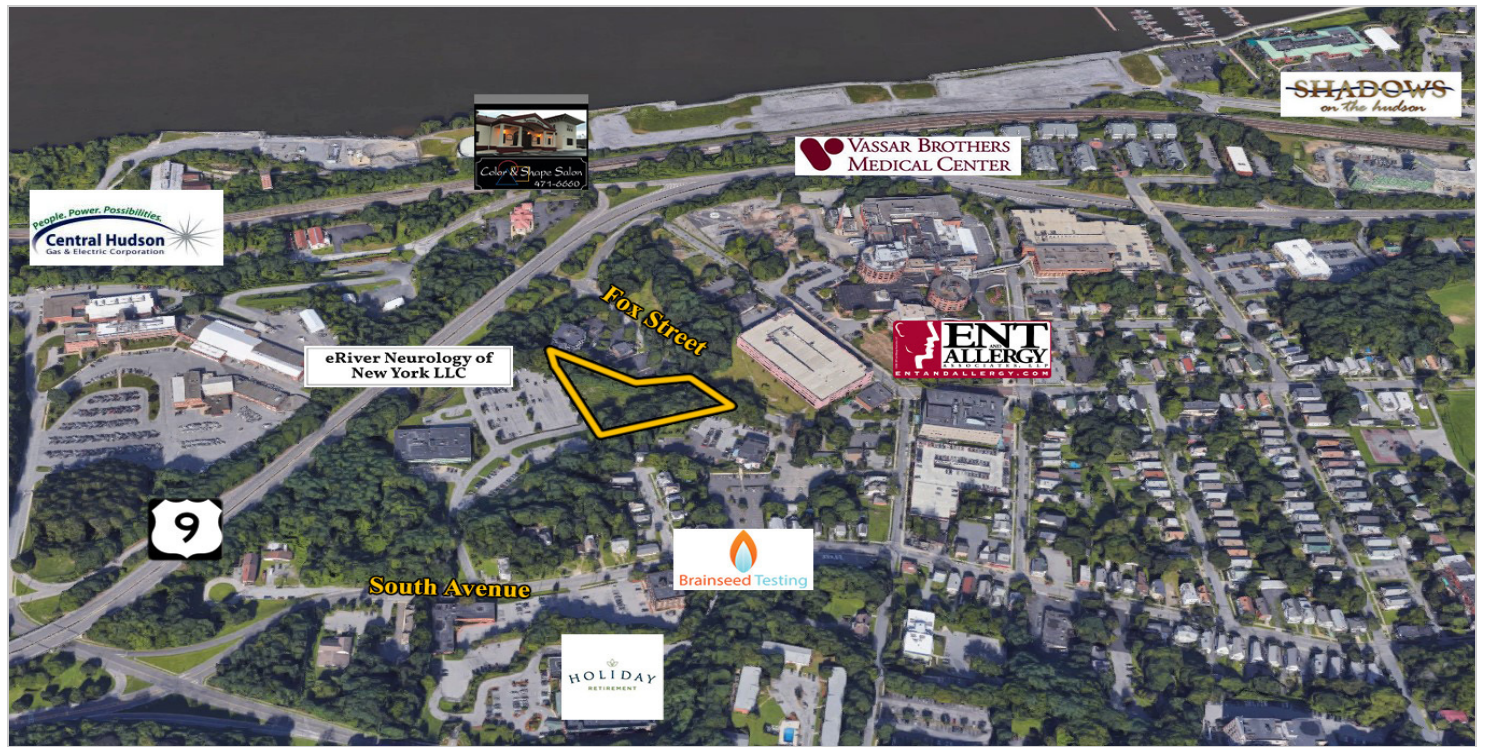
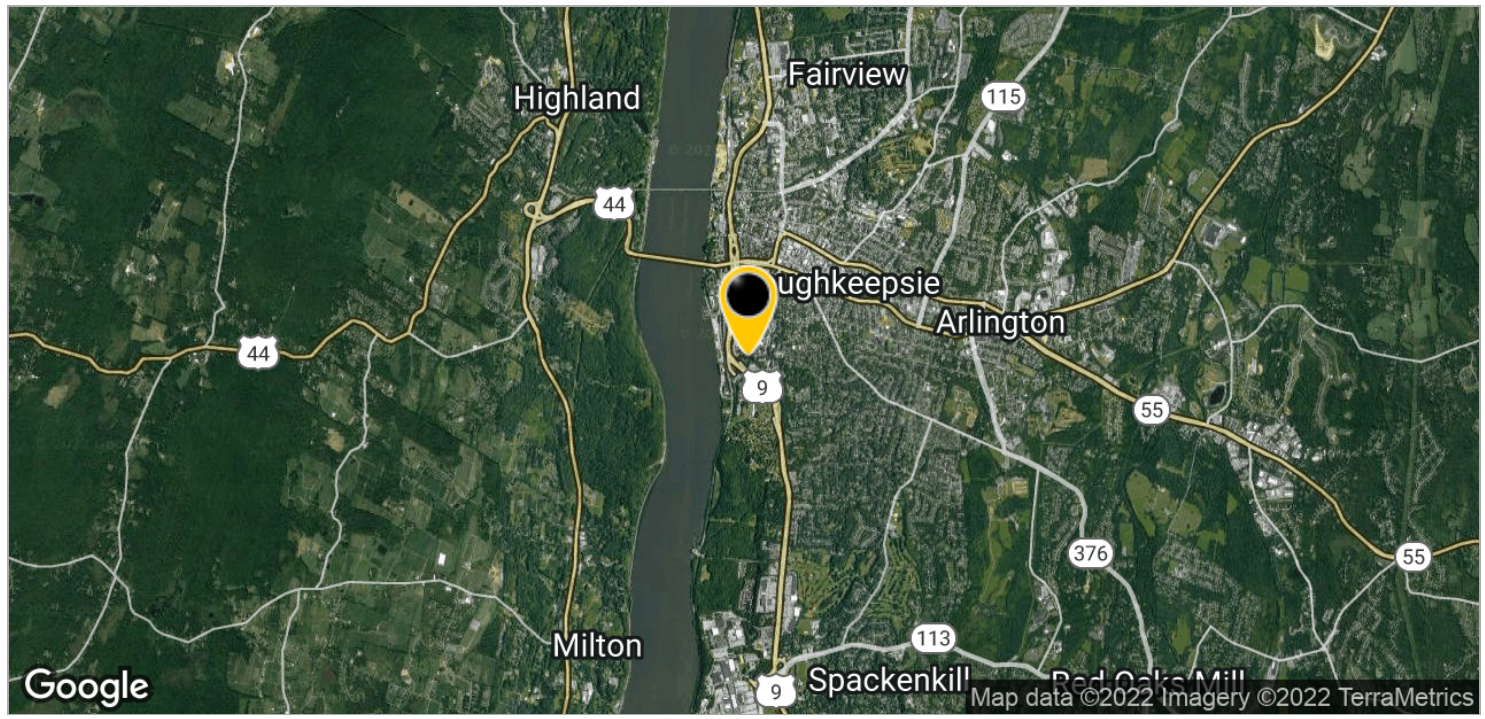
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NUVANCE, CENTRAL HUDSON, CAREMOUNT U.S. ROUTE 9 NEAR RAMP TO FOX STREET - 41,453 AADT

VASSAR BROTHERS MEDICAL CENTER, NEW 264 BED PATIENT PAVILION; ACROSS THE STREET



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