



RESIDENTIAL CONVERSION - FORMER SCHOOL

6 MULBERRY STREET, RHINEBECK, NY 12572



APPROVED 10 APARTMENTS; 4 BUILDING LOTS

ADDRESS: Village of Rhinebeck, NY
SW Corner of 6 Mulberry Street
& East Market Street
Rhinebeck, NY 12572

LOCATION: **Rhinecliff Amtrak**
(6 Minutes / 2.6 Miles)
114 Minutes to Penn Station
Kingston-Rhinecliff Bridge
(9 Minutes / 4.6 Miles)

BUILDING SIZE:
1st Floor: 4,899 ± SF
2nd Floor: 4,899 ± SF
Basement: 5,756 ± SF
Total: 15,554 ± SF
10 Apartments
8 @ 2 BR
2 @ 1 BR
17 Bathrooms Planned

ACREAGE: 1.44 ± Acres

ASKING PRICE: \$3,150,000

PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale / Lease The Former Bulkeley Middle School Building at 6 Mulberry Street, Rhinebeck, NY 12572. The Building is 15,554 SF, 1.44 Acres and located within the Historic, Charming Village of Rhinebeck, NY. The Taconic State Parkway is 12 minutes away.

"Tree-lined streets beckon with unique independent specialty shops offering apparel, home furnishings, books and gifts. The many fine and casual dining spots celebrate the Hudson Valley's thriving locavore movement of boutique farms and orchards. Hotels, spas and B&Bs offer comfortable accommodations for rest and rejuvenation."
- <https://enjoyrhinebeck.com/>

DEMAND GENERATORS & AREA RETAILERS

Beekman Arms & Delamater Inn
Mirbeau Inn & Spa Rhinebeck
Northern Dutchess Hospital
Dutchess County Fairgrounds
FDR Library & Museum Historic Site
Eleanor Roosevelt National Historic Site
Mills Mansion, Staatsburgh State Historic Site
Vanderbilt Mansion Historic Site
Culinary Institute of America
Bard College
Dinsmore Golf Course



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:

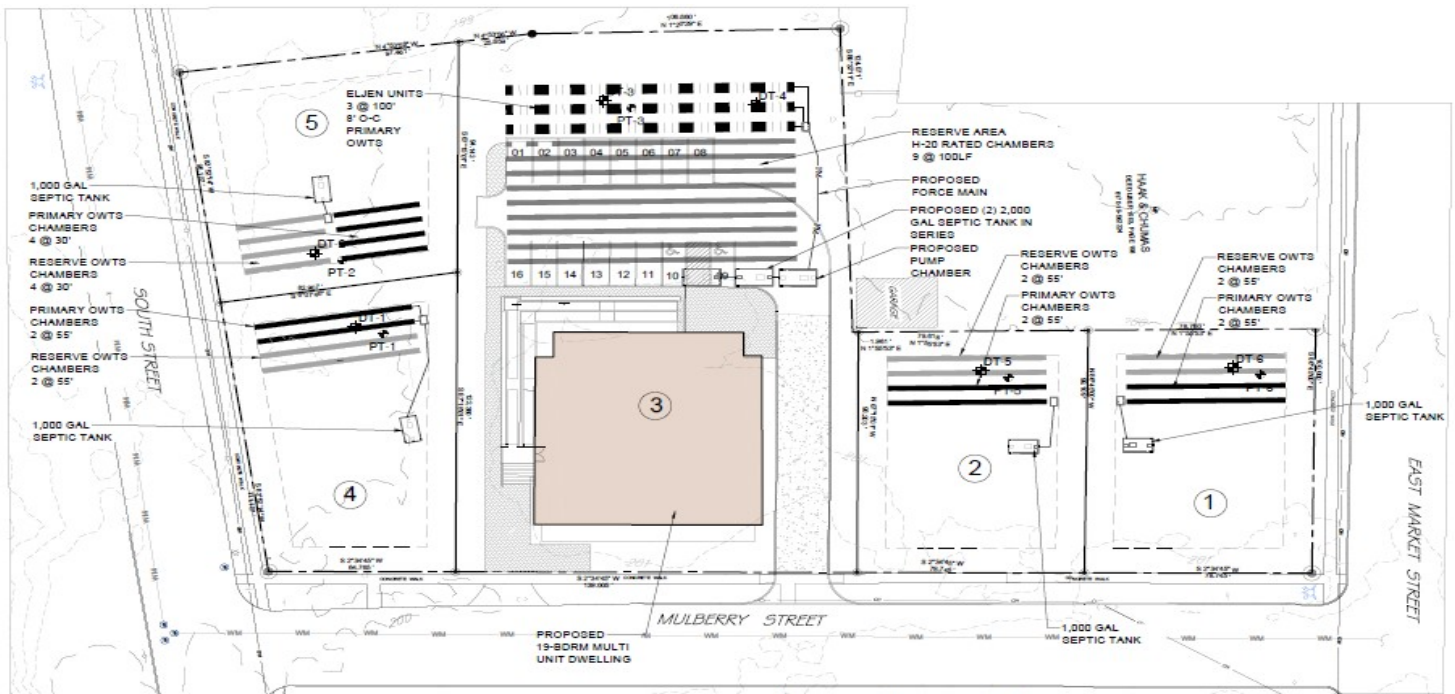
Thomas M. Cervone
845.485.3100
tom@crproperties.com



RESIDENTIAL CONVERSION, ADAPTIVE USE

6 MULBERRY STREET, RHINEBECK, NY 12572

10 APARTMENTS; 8 TWO-BEDROOMS, 2 ONE-BEDROOMS



PROPOSED SEPTIC SCHEDULE

LOT	# BEDROOMS	DAILY FLOW	SEPTIC TANK	APPLICATION RATE	AREA REQUIRED	TRENCH RATING	TRENCH LENGTH REQUIRED	25% REDUCTION FOR CHAMBERS	TRENCH LENGTH PROVIDED	RESERVE PROVIDED	TRENCH SPACING O-C
1	1	800 GPD	1,000 GAL	1.2 GPD/SF	275 SF	2 1/2 A/F	108 LF	108 LF	130 LF	130 LF	6'
2	2	800 GPD	1,000 GAL	1.2 GPD/SF	275 SF	2 1/2 A/F	108 LF	108 LF	130 LF	130 LF	6'
3	2	2,000 GPD	(2) 1,700 GAL	1.2 GPD/SF	1,742 SF	6 1/2 A/F at 2 GPD/SF	200 LF @ 871 LF	N/A	380 LF	380 LF	8' 6"
4	2	800 GPD	1,000 GAL	1.2 GPD/SF	275 SF	2 1/2 A/F	108 LF	108 LF	130 LF	130 LF	6'
5	2	800 GPD	1,000 GAL	1.2 GPD/SF	275 SF	2 1/2 A/F	108 LF	108 LF	130 LF	130 LF	6'



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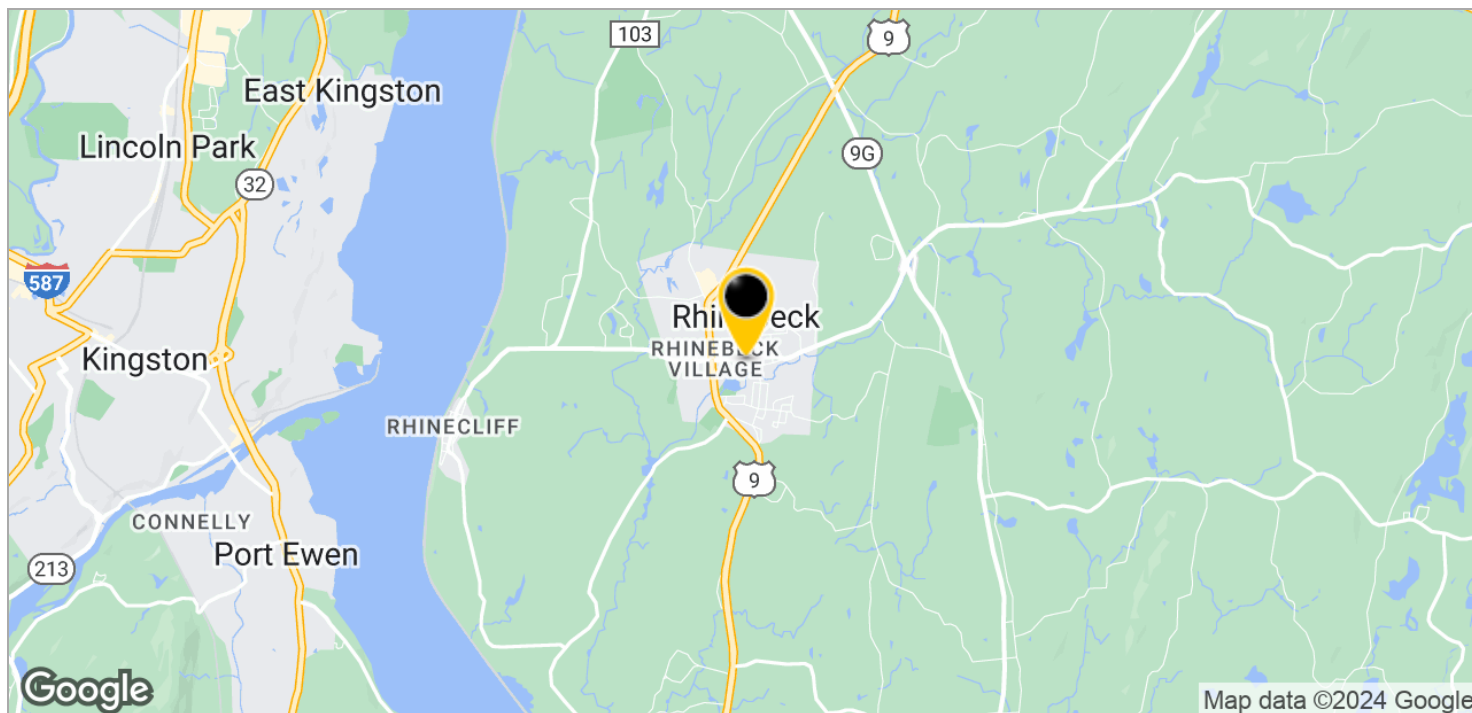
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KINGSTON-RHINECLIFF BRIDGE - (9 MINUTES / 4.6 MILES)
TACONIC STATE PARKWAY - (12 MINUTES / 9.6 MILES)

AMTRAK TO PENN STATION - 1 HOUR & 54 MINUTES



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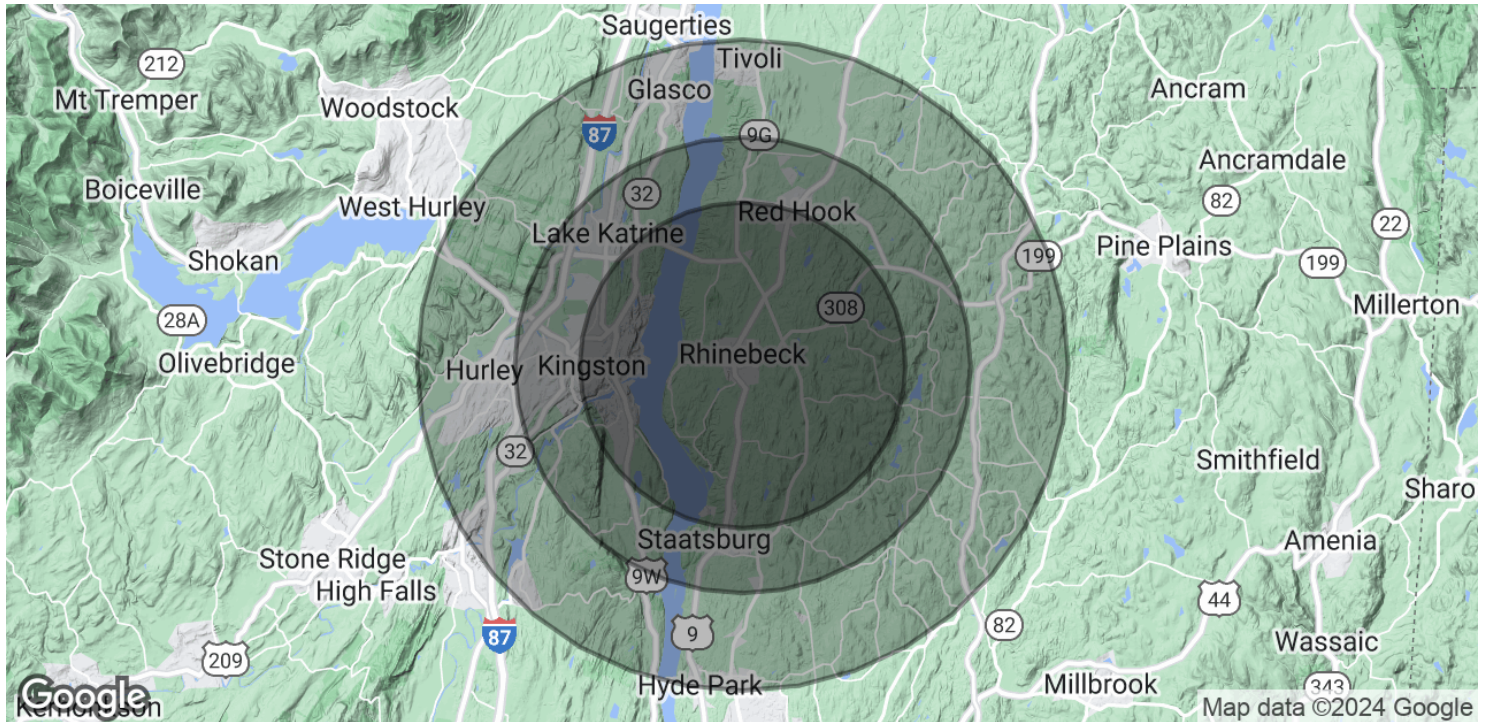
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	30,545	60,052	95,351
Average Age	43.9	44.2	44.5
Average Age (Male)	41.5	42.1	42.5
Average Age (Female)	45.4	45.9	46.3

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	13,761	26,919	43,117
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$83,635	\$81,675	\$84,479
Average House Value	\$262,880	\$251,035	\$256,848

* Demographic data derived from 2020 ACS - US Census



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