



OFFICE BUILDING, HIGHWAY EXPOSURE

303 MILL STREET, POUGHKEEPSIE, NY 12601



DUTCHESS COUNTY'S CENTRAL BUSINESS DISTRICT

PROPERTY HIGHLIGHTS

ADDRESS: U.S. Route 44 / NYS Route 55
303 Mill Street
Poughkeepsie, NY 12601

LOCATION: Dutchess County
Central Business District

FRONTAGE: 44' - Mill Street

BUILDING SIZE: 4,556 SF

LOT SIZE: 0.12 Acre

ZONING: General Commercial District

ASKING PRICE: ~~Previously Asking: \$675,000~~
New Asking Price: \$595,000
Lease: \$18.95 Per SF, NNN

- Dutchess County's Central Business District
- Direct frontage on U.S. Route 44 / NYS Route 55
- On-site Parking continues to Municipal Parking
- Walking distance to Dutchess County Court House & Municipal Offices
- Near Poughkeepsie Train Station, Metro-North Hudson Line & Amtrak
- Between MidHudson Regional Hospital & Vassar Brothers
- Close proximity to Marist College, Vassar College, DCC & CIA
- Local Shopping, Eateries, Events & Community Happenings
- Area Traffic Count - 5,593 AADT @ Mill Street
- **Matterport 3D Virtual Tour:** <https://my.matterport.com/show/?m=ZfNB4Q5V2FY>

	3 MILES	5 MILES	7 MILES
Population	60,344	91,695	123,575
Number of Households	25,580	37,995	51,578
Average Household Income	\$79,718	\$89,788	\$91,107



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



OFFICE, SERVICE, RETAIL

HIGHWAY EXPOSURE, PARKING ON-SITE

BETWEEN MIDHUDSON REGIONAL HOSPITAL & VASSAR BROTHERS



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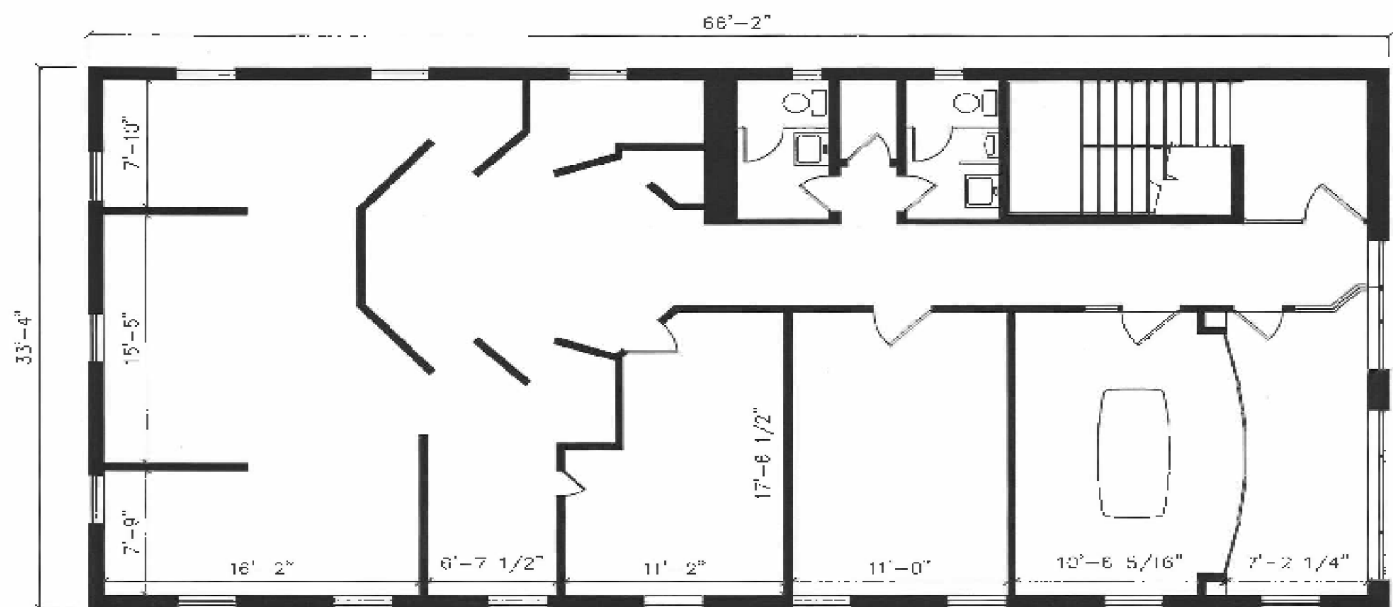
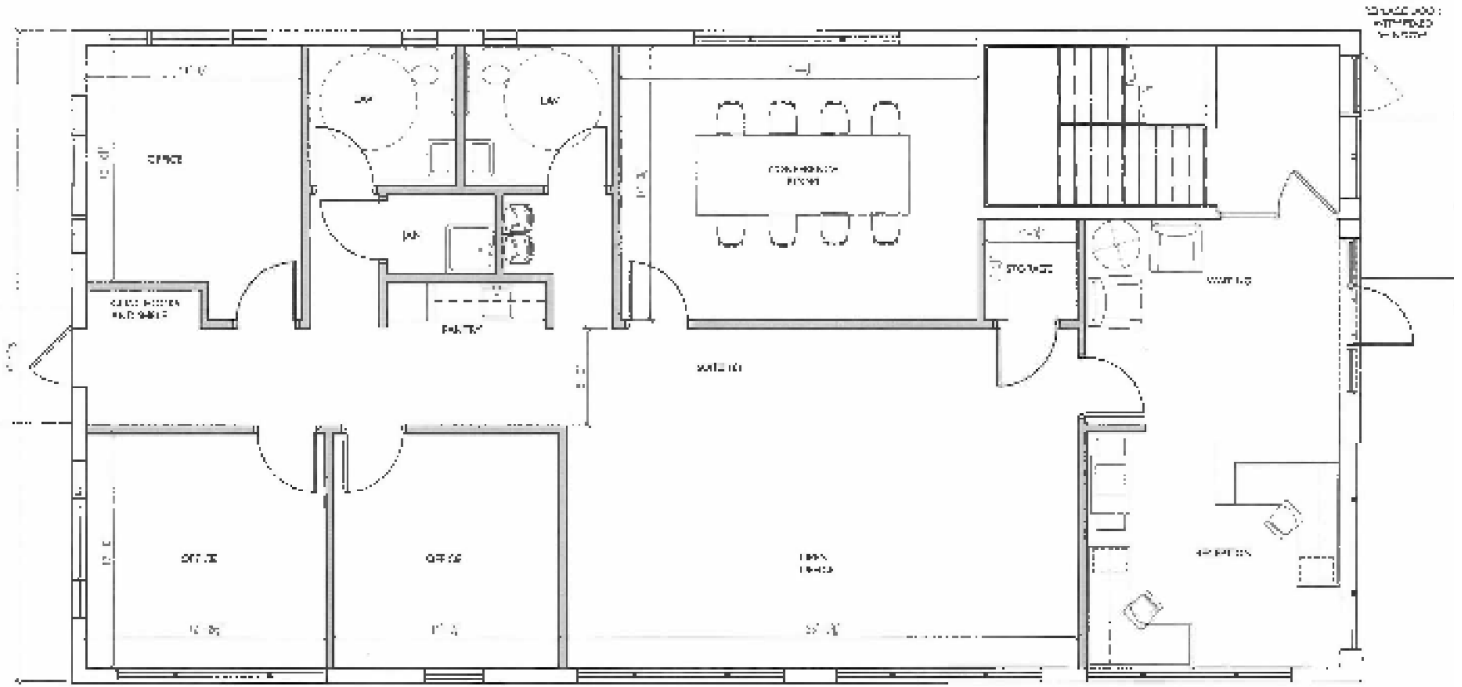
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FLOOR PLANS

PARKING ON-SITE, REAR OF BUILDING

FIRST FLOOR (TOP) & SECOND FLOOR (BOTTOM)



2ND FLOOR PLAN



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MID-HUDSON BRIDGE - (4 MINUTES / 1 MILE)

POUGHKEEPSIE TRAIN STATION - (3 MINUTES / 0.7 MILE)

SHOPPING | EATERIES | EVENTS | COMMUNITY HAPPENINGS



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