



COMMERCIAL BUILDING / LIVE WORK

88 MARKET STREET, POUGHKEEPSIE, NY 12601



POUGHKEEPSIE CBD, MARKET STREET AREA

ADDRESS: 88 Market Street
Poughkeepsie, NY 12601

LOCATION: Poughkeepsie Metro-North
(2 Minutes / 0.8 Mile)
Mid-Hudson Bridge
(2 Minutes / 0.8 Mile)

BUILDING SIZE: 3,232 SF

LOT SIZE: 0.26 Acres

ARTS, THEATER & RECREATION:

The Chance Theater - www.thechancetheater.com
Mid-Hudson Civic Center - www.midhudsonciviccenter.org
Middle Main - www.middlemain.com
Walkway Over the Hudson - www.walkway.org
Bardavon - <https://www.bardavon.org/>

ZONING: Central Commercial District

ASKING PRICE: \$395,000

PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer Commercial Building, Live / Work For Sale on 88 Market Street, Poughkeepsie, NY 12601. Located in Dutchess County's Central Business District, there are community happenings such as The Chance Theater, Mid-Hudson Civic Center, Middle Main, and Walkway Over the Hudson, to name a few. Neighboring offices, for example, The Poughkeepsie Journal, NY State Offices, Poughkeepsie City Court, and Dutchess County Court House are in close proximity as well.

TRAIN TRANSPORTATION

Metro-North Hudson Line to Grand Central Terminal is 1 hour and 50 minutes.
Poughkeepsie Amtrak to Penn Station is 1 hour and 25 minutes.

AREA RESTAURANTS:

King's Court Brewing Company - www.kingscourtbrewingcompany.com
Brasserie 292 - www.brasserie292.com
Mill House Brewing Company - www.millhousebrewing.com
Zeus Brewery - <https://www.zeusbrewingco.com/>
Milanese Italian Restaurant - <http://www.milaneserestaurant.com/>
Emiliano's Pizza - <https://www.emilianospizza.com/>



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



METRO NORTH HUDSON LINE - 2 MINUTES

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TWO MINUTES FROM MID-HUDSON BRIDGE



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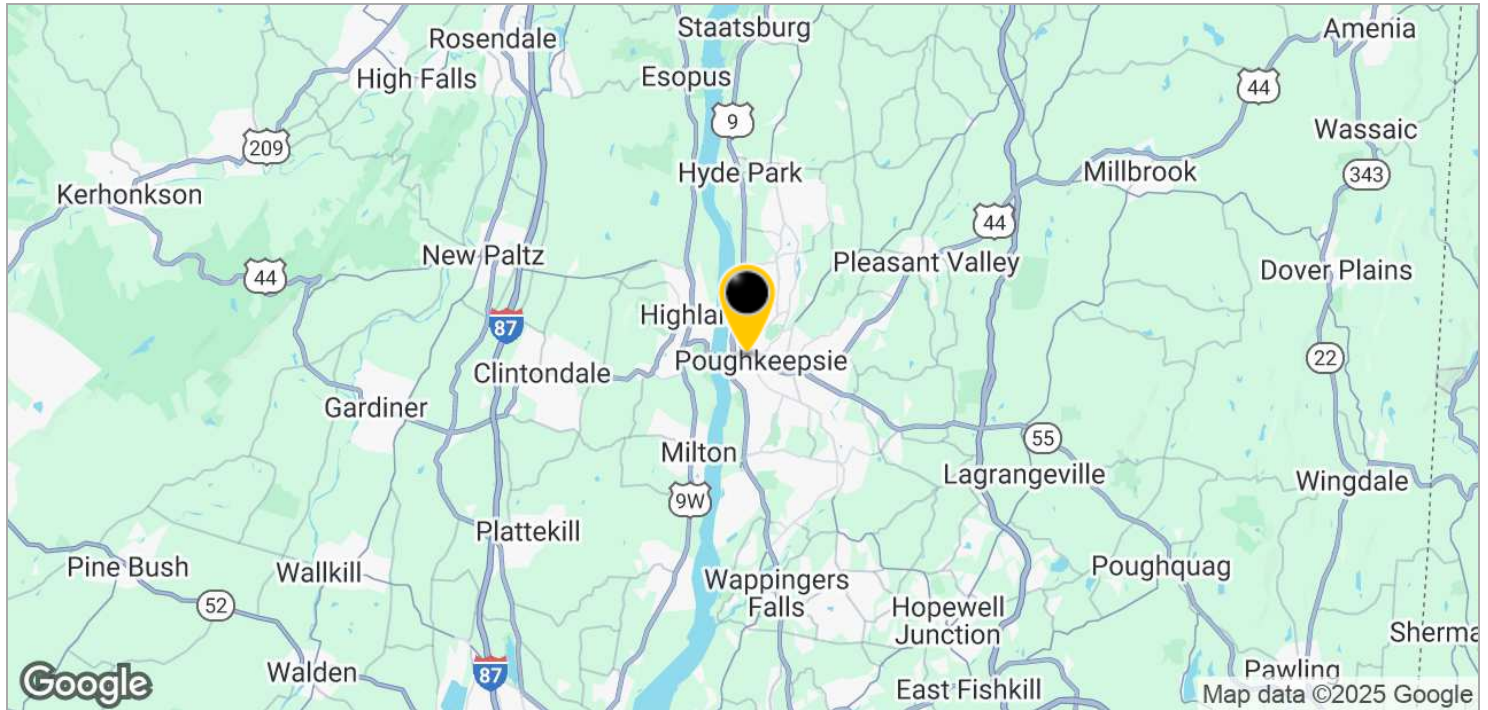
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POUGHKEEPSIE CENTRAL BUSINESS DISTRICT METRO-NORTH HUDSON LINE & AMTRAK STOP

POUGHKEEPSIE TRAIN STATION TO GRAND CENTRAL TERMINAL



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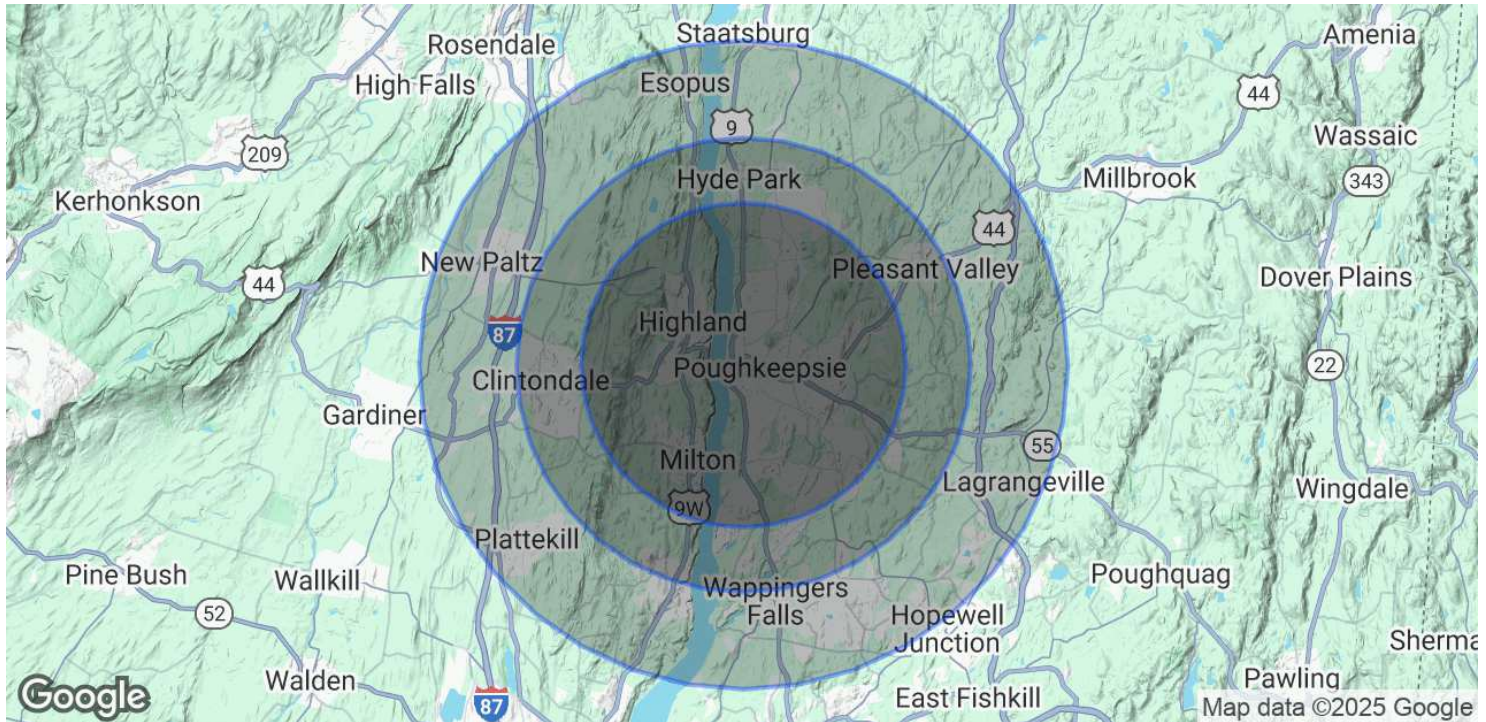
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	97,737	129,111	209,579
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	36,608	49,151	79,476
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$115,423	\$118,902	\$123,829
Average House Value	\$345,314	\$356,798	\$387,799

Demographics data derived from AlphaMap



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