

FOR SALE

RESIDENTIAL & COMMERCIAL GLASS BUSINESS

SERVING THE HUDSON VALLEY FOR OVER 80 YEARS

BUSINESS SUMMARY



BUSINESS DESCRIPTION:

CR Properties Group, LLC is pleased to offer a Glass Service Business with Real Estate on NYS Route 9G, 285 Violet Avenue, Poughkeepsie, NY 12601. Servicing the Hudson Valley for over 80 Years, Schmalting Glass has worked on Residential and Commercial services.

Schmalting Glass, Inc. is a family-owned glass company based in Poughkeepsie, NY, with over 80 years of experience serving the Hudson Valley. They specialize in both residential and commercial glass services, including custom shower enclosures, mirrors, tabletops, storefronts, and glass doors. The company is known for its craftsmanship, offering high-quality installations and custom solutions. Schmalting glass is licensed in NY, CT, & NJ. They have also worked in RI and FLA.

BUSINESS SERVICES:

Residential: Framed & Frameless shower Enclosures,

Thermopane Mirrors, Tabletops, Fireplace & Wood Stove Glass, Pattern Glass, Shelving Plexi, Polycarbonate, Twin Wall Heavy Glass Stair Railing.

Commercial: Storefronts, Herculite Doors, Panic Hardware.

Website: <https://www.schmaltingglass.com/>



THOMAS M. CERVONE

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CR PROPERTIES GROUP, LLC

295 MAIN STREET, POUGHKEEPSIE, NY 12601

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CRPROPERTIES.COM

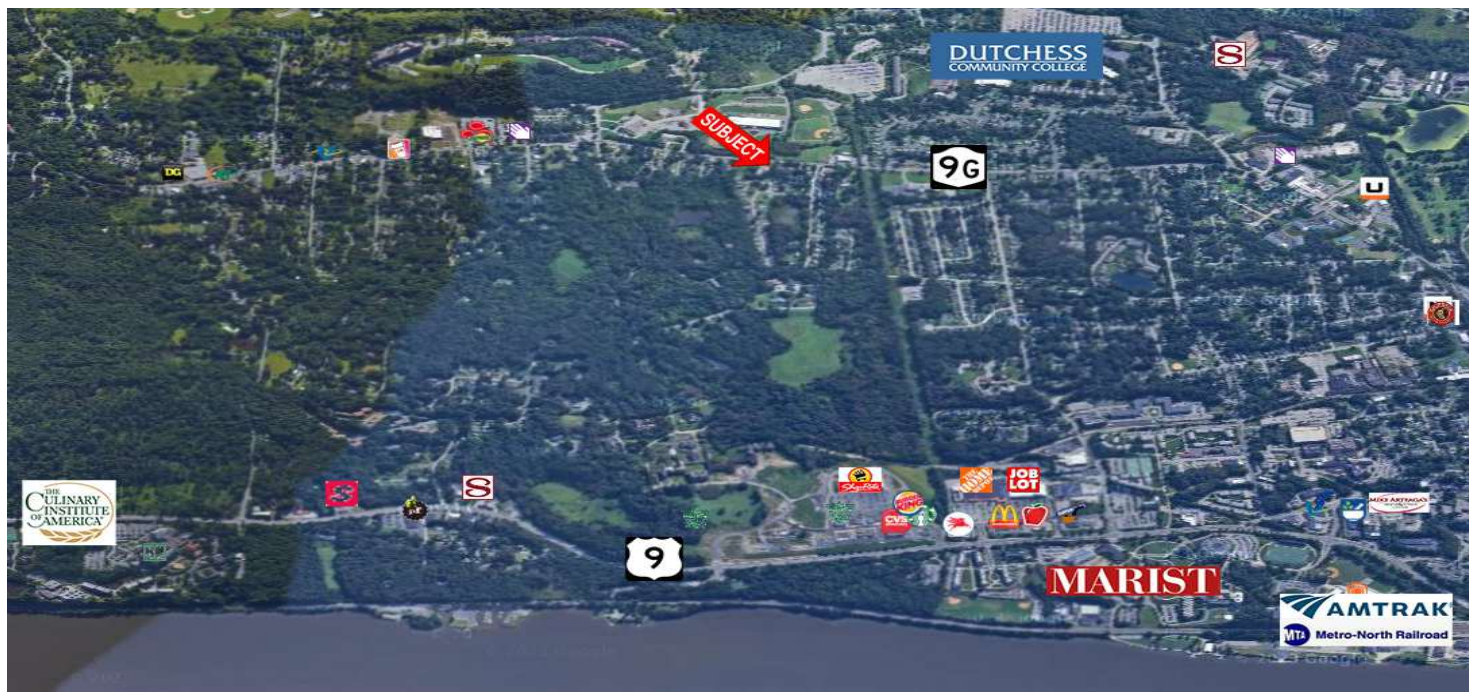
ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

FOR SALE

COMMERCIAL GLASS COMPANY

LICENSED IN NY, CT, & NJ. SCHMALING GLASS HAS ALSO WORKED IN RI & FLA.

PROPERTY SUMMARY



OFFERING SUMMARY

Address: NYS Route 9G
285 Violet Avenue
Poughkeepsie, NY 12601

Location: **Poughkeepsie Metro North
(Hudson Line)** 8 Minutes away
Grand Central in under 2 Hours
Mid-Hudson Bridge
9 Minutes away
Taconic State Parkway
18 Minutes away

Demand Generators: Dutchess Community College,
Culinary Institute of America,
Marist University, Hudson
Heritage

Building Sizes: Building: 4,758 SF
Storage: 2,088 SF
Total: 6,846 SF

Lot Size: 1.60 Acres

Sale Price: \$995,000

BUILDING INFORMATION:

CR Properties Group, LLC is pleased to offer a Commercial Building Located on NYS Route 9G 285 Violet Avenue in Poughkeepsie, NY 12601. This is a versatile industrial property strategically located along a well-trafficked corridor in Dutchess County. This commercial building offers flexible warehouse or light manufacturing space with high ceilings, ample square footage, and on-site parking. Zoned for industrial use, it's ideal for logistics, fabrication, or distribution operations. The site provides easy access to major highways and regional transit routes, enhancing operational efficiency. A prime opportunity for businesses seeking a functional, accessible location in the Hudson Valley.



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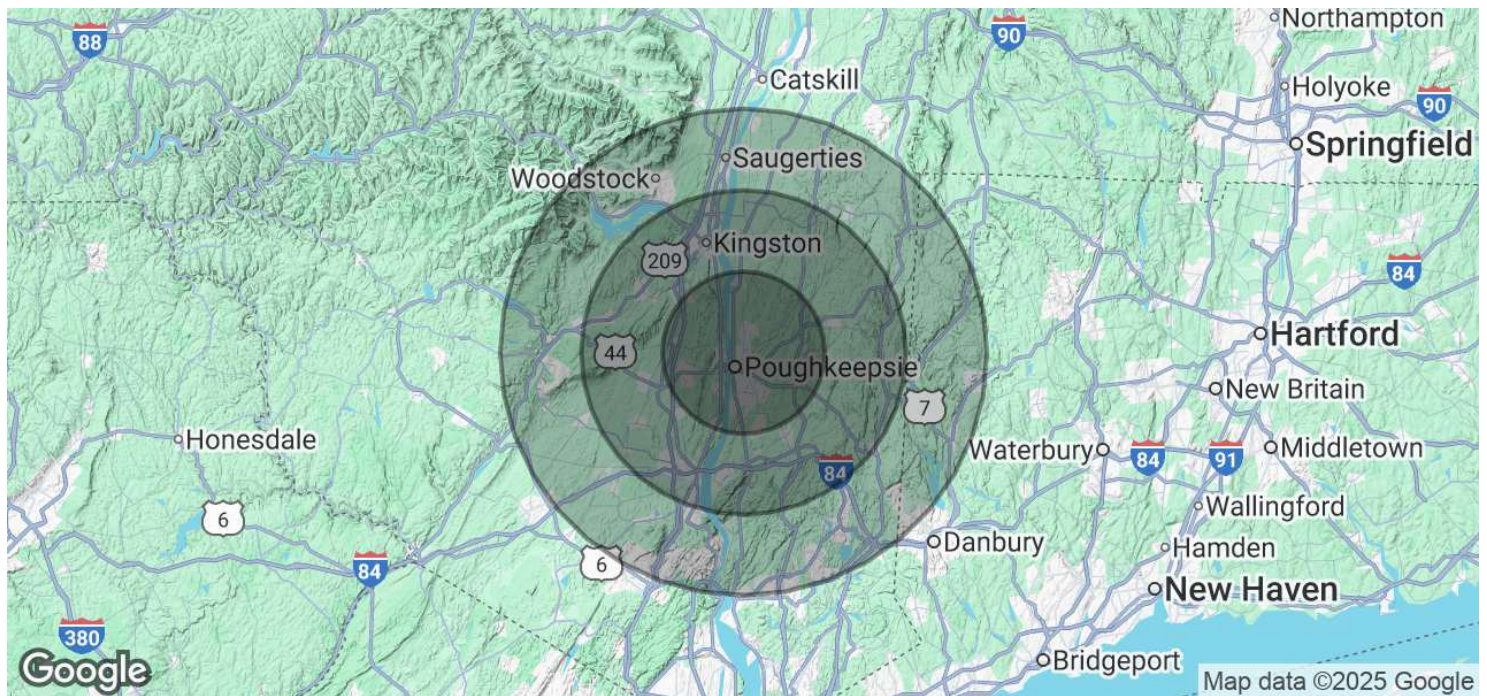
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DEMOGRAPHICS & STATISTICS

MID-HUDSON VALLEY REGION

POPULATION, HOUSEHOLD & INCOME



POPULATION

	10 MILES	20 MILES	30 MILES
Total Population	190,025	512,462	924,720
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	10 MILES	20 MILES	30 MILES
Total Households	71,689	195,700	350,034
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$123,586	\$128,110	\$135,501
Average House Value	\$388,549	\$416,255	\$455,959

Demographics data derived from AlphaMap



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