

## General Information:

**Zoning:** ATC - Arlington Town Center  
**Building Size:** 1,960 sq ft  
**Lot Size:** 0.434 acres  
**No. of Units:** 1 Commercial  
**Tax ID No.:** 134689-6161-08-861800  
**Year Built:** 1950  
**Property Taxes:** \$17,108  
**Potential usage:** Residential/Retail mixed-use, Motor vehicle accessory sales facilities, Fleet service, contractor's office, Specialty grocery, Cellular retail/repair, Discount vape/smoke store, Barbershop, nail salon, & more  
**Asking Price:** \$1,300,000



## Highlights:

- **Strategic Corner Location:** High-visibility site at Main Street and Fowler Avenue intersection.
- **Flexible Zoning:** ATC district supports mixed-use, retail, and residential developments.
- **Existing Structure:** ±1,960 SF block building suitable for existing use, renovation or redevelopment.
- **Proximity to Vassar College:** Close to a major educational institution with a substantial student population.
- **Access to Major Routes:** Raymond (Route 376), Route 44/55, minutes to the Mid-Hudson Bridge or Taconic St. Pkwy.
- **Redevelopment Projects Corridor:** Near "The Arlington of Poughkeepsie", The Heartwood, the Salt Line Hudson Valley and Deece Thompson Bartlett Center Administration Building all at Vassar College, and amongst other Main Street corridor improvements.
- **Public Utilities:** Equipped with municipal water and sewer services.
- **Growth Potential:** Excellent Demographics and development activity in the immediate area
- **Useable Outdoor Area:** Nearly completely paved parking area, flat and usable the site provides 0.43 acres of land

All informations and projection are believed to be accurate, but not warranted

## Property Description:

Positioned at the signalized corner of **Main Street and Fowler Avenue**, 816 Main Street presents a unique and flexible opportunity in the heart of **Poughkeepsie’s revitalizing Arlington Town Center**. This high-visibility, nearly half-acre parcel offers multiple paths for value; including readaptive use of existing retail building with expansive outdoor parking, or a transformative **mixed-use redevelopment** leveraging strong local demand and favorable zoning.

The existing ±1,960 SF former automotive shop structure sits on a fully paved, accessible lot, ideally configured for contractor’s office, Motor vehicle accessory sales facilities or fleet-oriented uses. The site benefits from its centralized location and access to highways system, excellent frontage, curb cuts on both streets, and substantial outdoor storage/display potential in a corridor seeing rising consumer traffic.

For developers and investors, a **professionally prepared sketch plan by a licensed engineer** outlines a compelling future vision:  
•A **three-story, ±18,905 SF mixed-use building**, including:

- ±4,000 SF ground-floor retail
- Two upper floors with **6 residential units per floor** (12 total)
- Covered building overhangs and 26 on-site parking spaces

Concept received strong **initial support from town officials**, aligning with ongoing revitalization efforts and transit-oriented growth. Situated just ½ mile from **Vassar College** and minutes from the Mid-Hudson Bridge, Route 376, and Route 44/55, this site is strategically placed amid a growing mix of student housing, hospitality, and institutional demand. The Arlington area continues to evolve with projects like:

- Heartwood at Vassar
- The Salt Line
- The New Deece & Bartlett Admissions Center
- The Arlington of Poughkeepsie redevelopment

With **exceptionally low retail and residential vacancy rates**, this site offers rare versatility — equally viable as a well-located service property or as a ground-up redevelopment opportunity in one of Dutchess County’s fastest growing corridors.

SKETCH PLAN FOR  
**REDEVELOPMENT OF 816 MAIN STREET**  
TOWN OF POUGHKEEPSIE DUTCHESS COUNTY, NEW YORK



SCHEDULE OF BULK REGULATIONS			
ATC ZONE	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	5,000 Sq. Ft.	18,905 Sq. Ft. (0.434 Ac.)	18,905 Sq. Ft. (0.434 Ac.)
MINIMUM FRONTAGE	30 ft.	273± ft.	273± ft.
MINIMUM LOT WIDTH	30 ft.	95 ft.	95 ft.
MINIMUM FRONT YARD (MAIN STREET)	5 ft.	45± ft.	21± ft.
MINIMUM FRONT YARD (FOWLER AVENUE)	5 ft.	48± ft.	5± ft.
MINIMUM SIDE YARD	0 ft.	N/A	N/A
MINIMUM REAR YARD (MAIN STREET)	20 ft.	50± ft.	50± ft.
MINIMUM REAR YARD (FOWLER AVENUE)	20 ft.	*8± ft.	44± ft.
MAXIMUM LOT COVERAGE	60%	10%	25%±
MAXIMUM IMPERVIOUS SURFACE	95%	95%	90%±
MAXIMUM HEIGHT	45 ft. / 3 Stories	1 Story	3 Stories

\* PRE-EXISTING, NON-CONFORMING

SCHEDULE OF PARKING REGULATIONS	
PARKING SPACES REQUIRED:	
4 SPACES PER 2,000 SQ. FT. NON-RESIDENTIAL USE:	
1ST FLOOR: 4,000 S.F. x 4 SPACES/2000 SQ. FT.	= 8.0 SPACES
1.5 SPACES PER EACH RESIDENTIAL UNIT:	
2ND FLOOR: 6 DWELLING UNITS (DU) x 1.5 SPACES PER DU	= 9.0 SPACES
3RD FLOOR: 6 DWELLING UNITS (DU) x 1.5 SPACES PER DU	= 9.0 SPACES
TOTAL REQUIRED PARKING SPACES:	26.0 SPACES
TOTAL PROVIDED PARKING SPACES:	26.0 SPACES

OWNER: OB MECHANICS, LLC 1798 FRONT STREET YORKTOWN HEIGHTS, NY 10598
PROPERTY INFORMATION: TAX MAP NO.: 134689-6161-08-861800 DOC. No. 22015 7171
ZONING DESIGNATION: ATC ZONE - ARLINGTON TOWN CENTER
PROPERTY ACREAGE: TOTAL AREA = 0.434 ACRES

Location:  
*Town of Poughkeepsie  
Dutchess County, New York*

Arlington Business District - The building is located on the southeast corner of the intersection between Main Street and Fowler Ave. Easy accessibility from anywhere in the Mid-Hudson Valley. Directly adjacent to Route 55/44. ½ mile to Vassar College. Just a few minute East of the Mid-Hudson Bridge and Marist College, Approximately 6 miles to the Taconic State Parkway and 12 miles to I-87 Thruway.



Location Map



For Sale – Auto Body Shop / Retail Store / Mixed-Use Development  
Main Street & Fowler Ave | Poughkeepsie | New York

