



**BERKSHIRE HATHAWAY**  
HomeServices  
Hudson Valley Properties  
COMMERCIAL DIVISION

**Walt Finnerman**  
Director, Commercial-Investment Properties

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**Priced to Sell - 3 Useable Acres  
Mini Shopping Center Site  
Prime Traffic Signal Intersection  
RT. 82 & Lake Walton Road  
HOPEWELL JUCTION, NY DUTCHESS CO.**

**Location:** Strategic intersection at Rt. 82 and Lake Walton Road near the Hamlet of Hopewell Junction, NY in the Town of East Fishkill in southern Dutchess County. Located across from Stewarts Convenience Store and near many residential neighborhoods.

**Property:** Consists of 14 acres of which there is 3 level, dry acres along Rt. 82 & Lake Walton Road suitable for a prime retail development such as a mini shopping center.

**Proposed Bld Size:** 10,000-12,000 sq. ft.

**Road Frontage:**

|                          |                  |
|--------------------------|------------------|
| <b>Rt: 82 :</b>          | <b>1,300 ft.</b> |
| <b>Lake Walton Road:</b> | <b>700 ft.</b>   |

**Access:** As you go north bound on Rt. 82, turn left into Lake Walton Road and as you go south bound on Rt. 82, turn right onto Lake Walton Road.

**Zoned:** Commercial ( B-1) Allows retail, bank, restaurant, offices.





**Utilities:** Well water/septic ( while town sewer is in the Hamlet, not yet available in this section of East Fishkill)

**Car Count:** Rt. 82: 18,948 cars per day  
Lake Walton Road: 6,813 “ “ “

**Census Count:** 1 mile: 3,000  
3 mile: 24,900  
5 mile: 61,000

**Taxes:** \$4,000

**Approvals needed:** 1) Town of East Fishkill Planning Dept.  
2) NYDEC because adjacent to wet lands.( wetland map certified boundary attached. A building size between 10,000- 12,000 should be acceptable with adequate parking and septic field .

**Price Reduced::** \$850,000

**More Info/  
Questions:** Please contact Walt @ Berkshire Hathaway, ( 845) 705-0994  
wfinnerman@bhhshudsonvalley.com

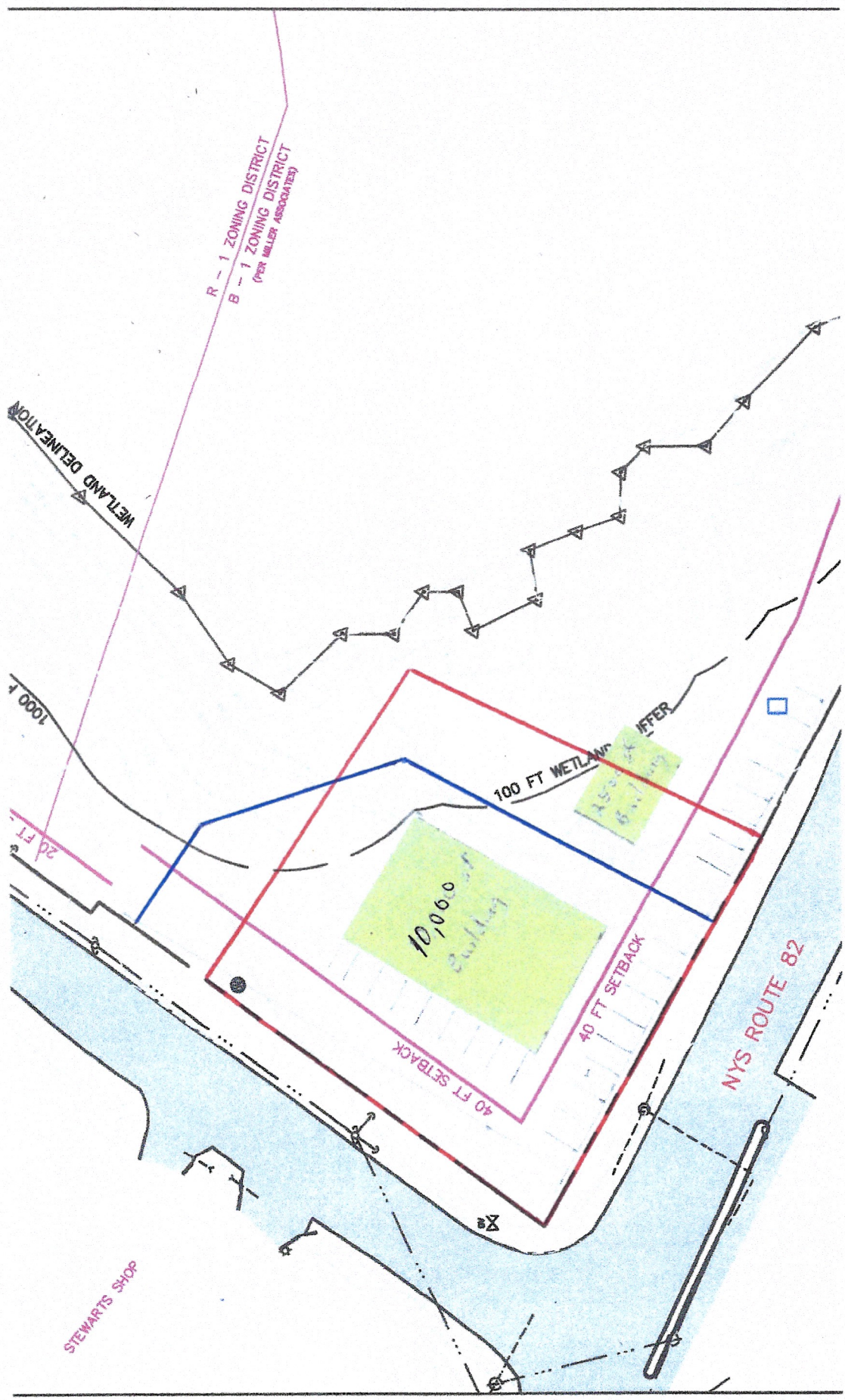




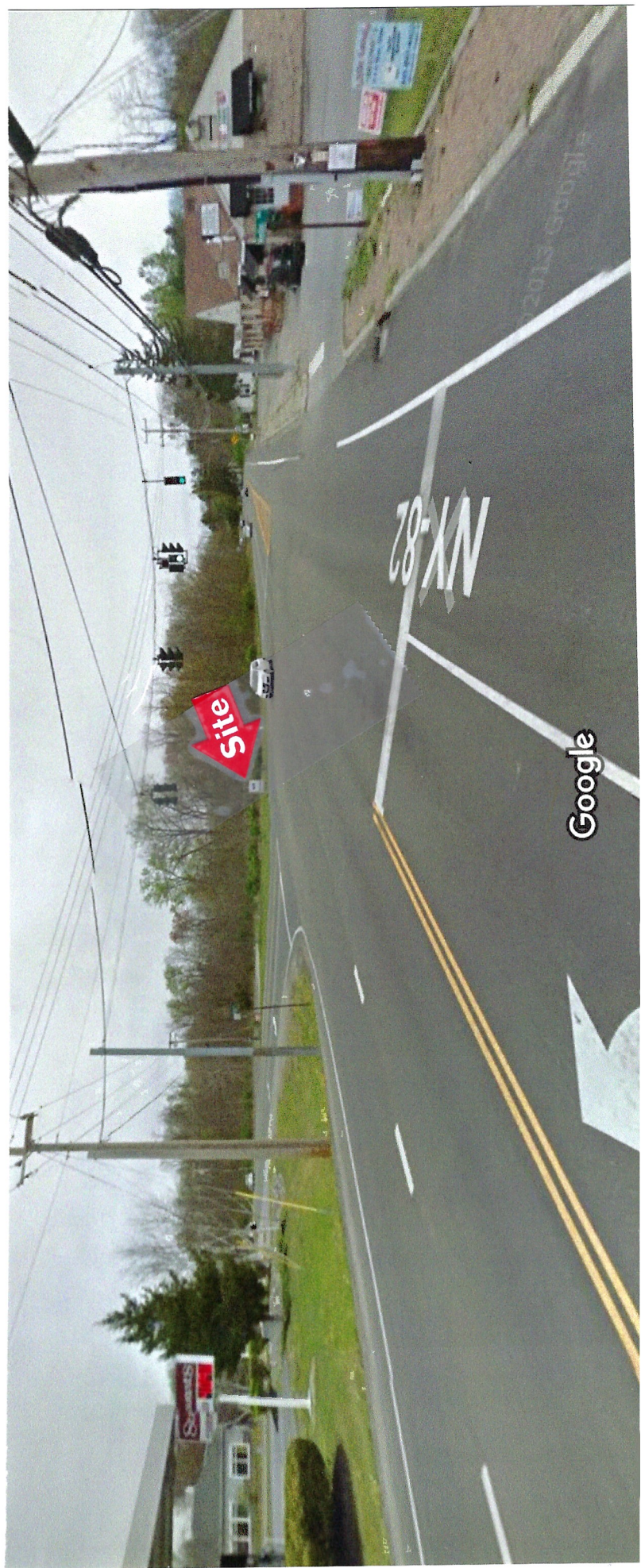
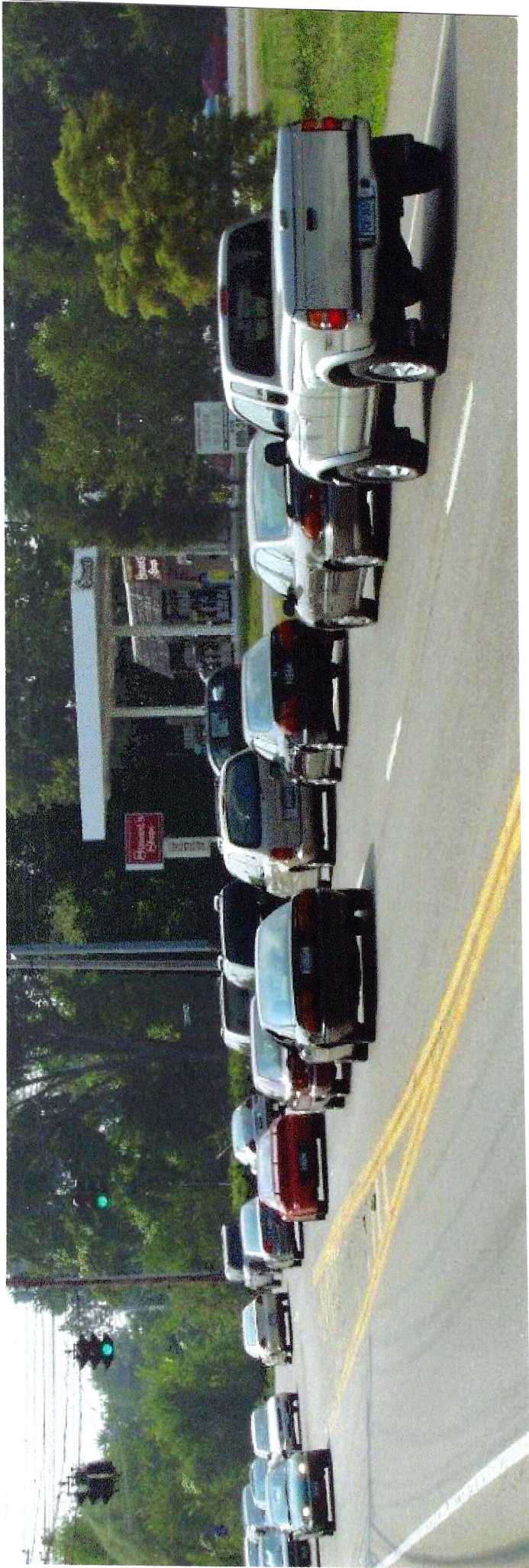




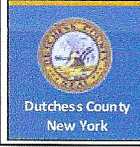
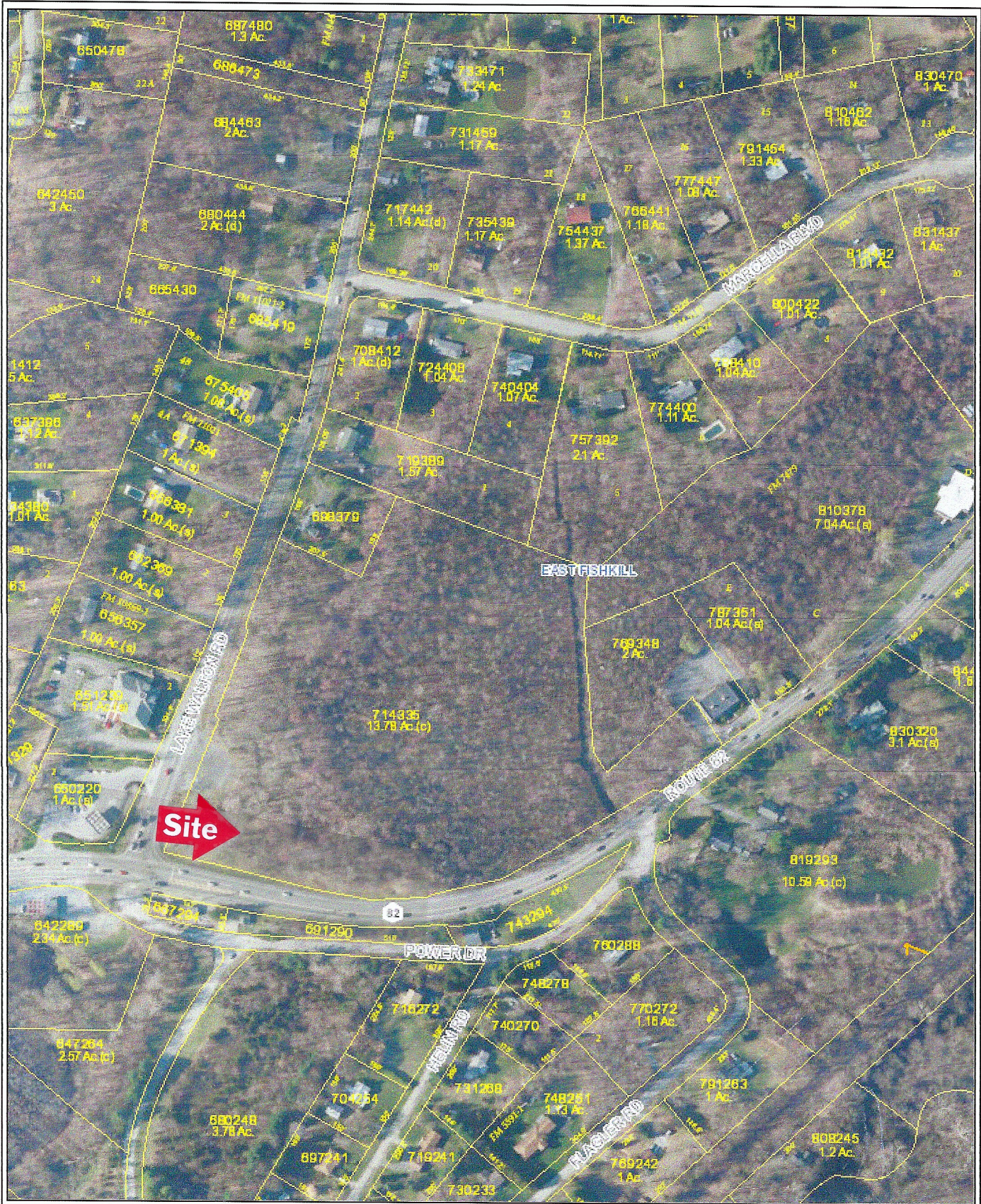












Parcel Lines  
Dutchess County, NY

