



BERKSHIRE HATHAWAY  
HomeServices  
Hudson Valley Properties  
COMMERCIAL DIVISION

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

892 Main Street, Fishkill, NY 12524  
o & m: 845.705.0994 | f: 845.896.6337  
wfinnerman@bhshudsonvalley.com



**FOR SALE or NET GROUND LEASE  
COMMERCIAL DEVELOPMENT SITE  
PRIME BUSY CORNER LOCATION  
DUTCHESS TUNPIKE ( RT. 44) & OVEROCKER ROAD  
TOWN OF POUGHKEEPSIE**

**“ Ideal for Used Car lot, Auto Lube, Auto Repairs”**

**Property:** Former Vic Garage site which now needs to be redeveloped.

**Location:** 798-802 Dutchess Turnpike, at the corner of 219 Overocker Road. Very near the DeGagarmo Road intersection and almost across from Walgreens Drugs. Popular Adams Fairacre farm stand is just up the street to the west. The very successful and popular Eastdale Village mix use development is only a few miles east of the site ( planned 120,000 sq. ft. office-retail with 400 apartments and is about 85% completed)

**Property Size:** .77 acre

**Frontage:** Rt. 44: 260 ft.  
Overocker Road: 390 ft.

**Proposed Building:** 3,400 sq. ft.

**Zoned:** Commercial, Highway Business ( BH)

**Allows:** Food, retail, auto sales, auto repair , offices.

**Utilities:** Town water, septic.

**Offering Price:** \$799,900

**Net ground Rental:** \$95,000 a year

**More info, access  
For inspection:** Wfinnerman@bhshudsonvalley.com  
Call Walt @ Berkshire Hathaway (845) 705-0994



# Untitled Map

Write a description for your map.

## Legend

- 798-802 Dutchess Turnpike
- Dutchess Restaurant Equipment
- J. Dominick's Trattoria
- Pinoy Asian Foods CHIBUGAN



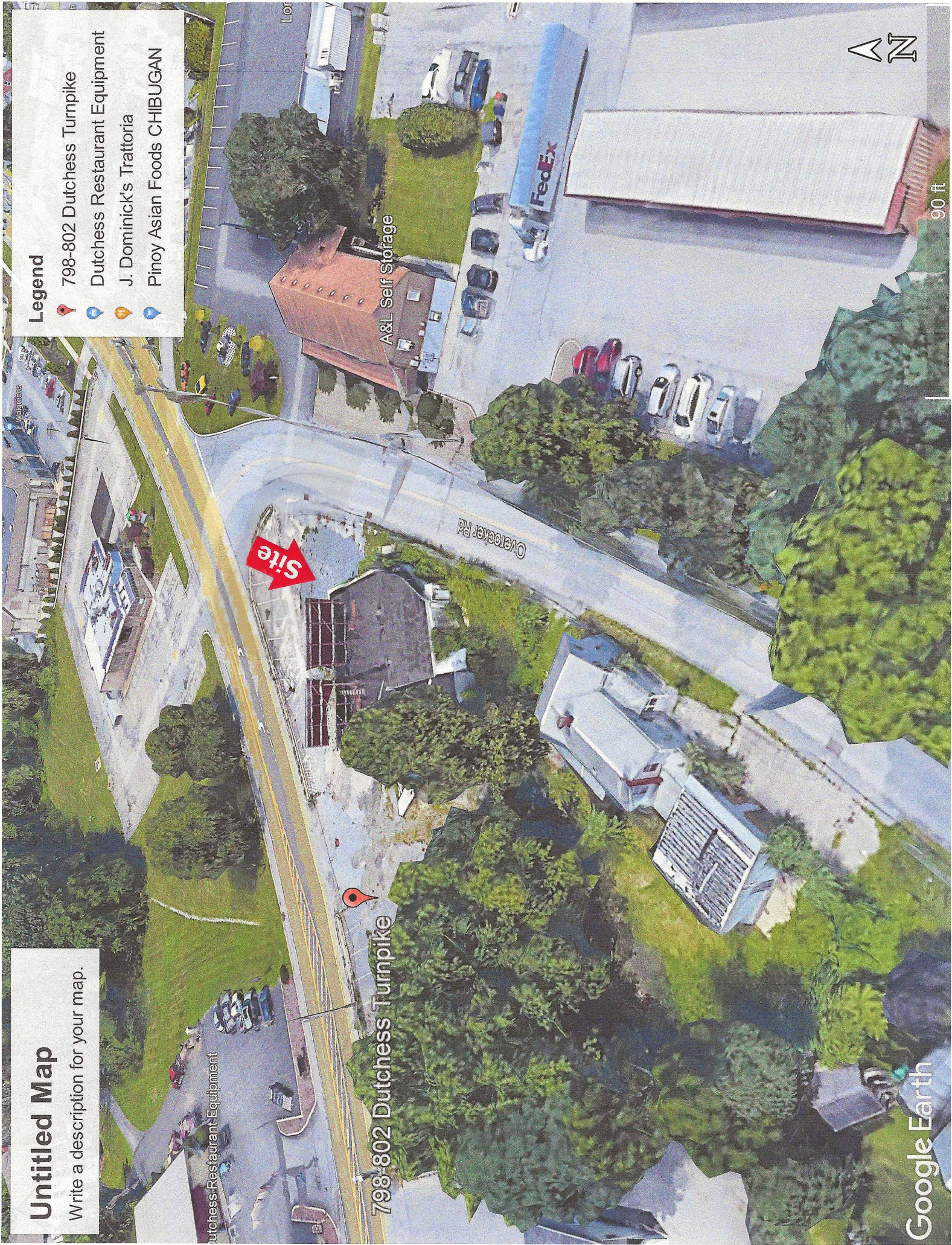


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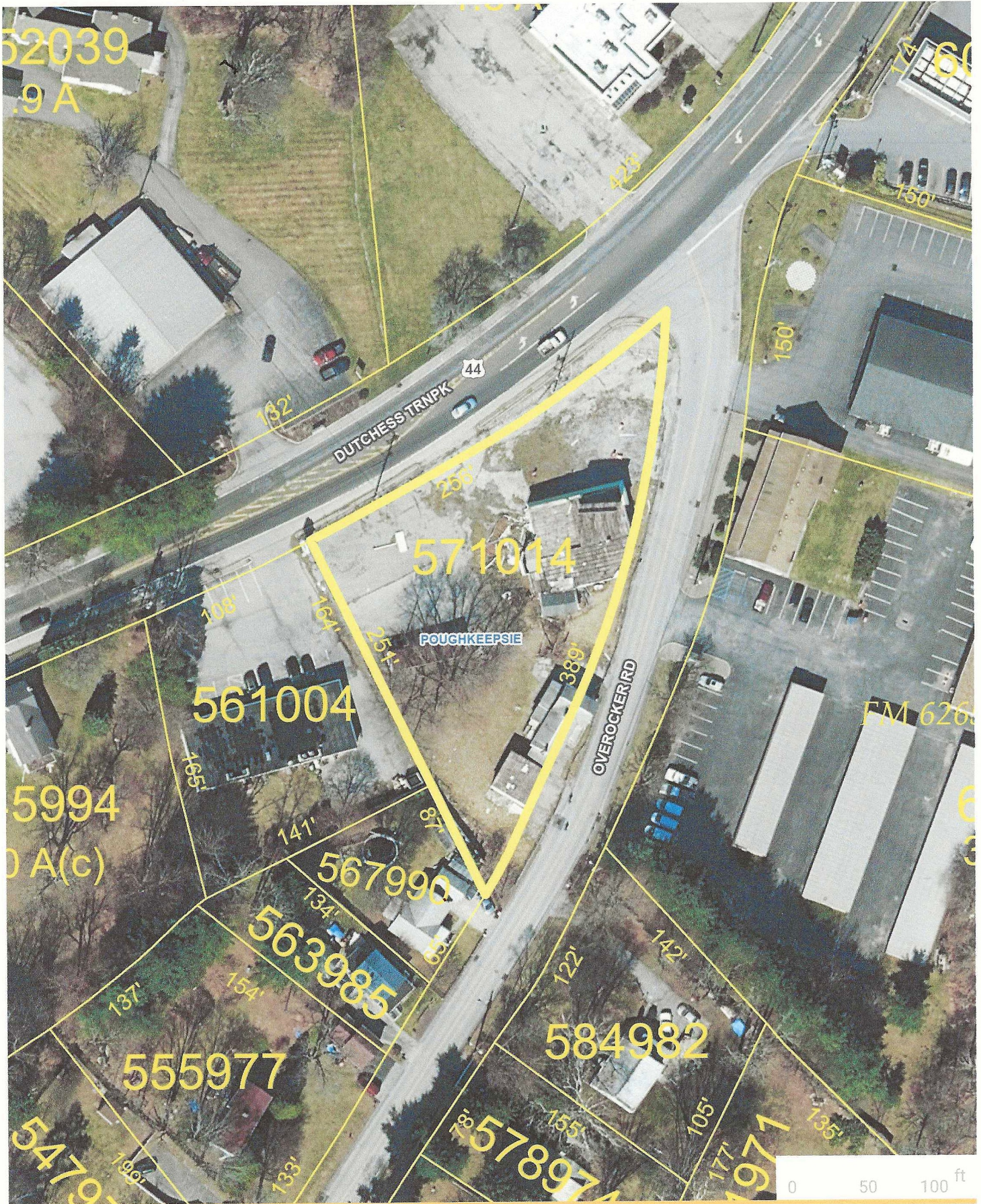
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