

COMMERCIAL BUILDING PROPERTY FOR SALE OR LEASE



11 New Hackensack Road, Wappinger Falls, NY

Prime location just east of the intersection of Route 9 and New Hackensack Road.
Property has some frontage on Route 9.

Property Highlights:

- +/- 2,821 square foot converted residence
- Building could be renovated or redeveloped
- Perfect for owner occupied or rental income
- Previously used as dental office
- Fully Plumbed
- Frontage on Route 9 and Hackensack Road.
- 1.12 acres
- Ample parking
- HO- Highway Office District
- (Offices, Daycare Center Pet Grooming Etc. allowed)

For more information or to view the property, contact:
Michael Litsky at 917.903.8537 or MLitsky@Rakowgroup.com
Zack Brand at 914.588.7128 or Zack@Rakowgroup.com
10 New King Street, White Plains, NY 10604 | RakowGroup.com

RAKOW

COMMERCIAL REALTY GROUP



For more information or to view the property, contact:
Michael Litsky at 917.903.8537 or MLitsky@Rakowgroup.com
Zack Brand at 914.588.7128 or Zack@Rakowgroup.com
10 New King Street, White Plains, NY 10604 | RakowGroup.com

No warranty of representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

HD - Highway Design Town of Wappinger Dutchess County, New York	
Minimum Lot Area (acres)	2
Minimum Lot Width	150'
Minimum Lot Depth	200'
Minimum Street Frontage	150'
Minimum Yard (County/State Highway)	75'
Minimum Yard (Center Line of Other Street)	75'
Minimum Yard (Front Line of other Street)	50'
Minimum Yard (Side/ Rear)	10' /30'
Maximum Building Height (Feet / Stories)	35' / 2.5
Maximum Building Coverage	25%
Maximum Floor Area Ratio	0.40
Maximum Impervious Surface	75%
Minimum Landscaped Open Space	25%
Permitted Uses	
Buildings, structures and uses owned or operated by the Town of Wappinger, other government agency, or public school district excluding garages, transportation facilities, dumps, and landfills. Places of worship, private schools, day care centers, libraries, museums, art galleries, offices, retail business, restaurants excluding stand alone, franchise and fast food establishments, personal service business, funeral homes, theaters, pet grooming, etc.	
Special Permitted Uses	
Catalog showrooms, pawnshops, commercial recreational facilities, hospitals, nursing homes, public utilities, and telecommunications, etc.	

The subject's zoning was revised in 2015 from a conforming lot of one-acre minimum to a zoning district that requires a two-acre minimum lot. The minimum frontage is 150', of which the subject does not conform. This is a pre-existing, non-conforming lot and the use as offices is legally conforming.

For more information or to view the property, contact:
Michael Litsky at 917.903.8537 or MLitsky@Rakowgroup.com
Zack Brand at 914.588.7128 or Zack@Rakowgroup.com
10 New King Street, White Plains, NY 10604 | RakowGroup.com