



COMMERCIAL BUILDING AVAILABLE

5135 NY ROUTE 9G, TIVOLI, NY 12583



MECHANIC SHOP, AUTOMOTIVE, SERVICE, WAREHOUSE / GARAGE

ADDRESS: 5135 NY Route 9G
Tivoli, NY 12583

LOCATION: **Kingston Rhinecliff Bridge**
(11 Minutes / 7.6 Miles)
Rip Van Winkle Bridge
(15 Minutes / 12.5 Miles)
Taconic State Parkway, Exit 72
(16 Minutes / 10.5 Miles)

BUILDING SIZE: Building: 3,074 SF

LOT SIZE: 2.96 Acres

ZONING: RB, Residential Business

ASKING PRICE: Sale & Lease: Available Upon Request



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to offer a commercial building operating as a mechanic shop on 5135 NY-9G, Tivoli, NY 12583. This space is perfect for an automotive mechanic shop, service, warehouse / garage space. This location is 11 minutes from the Kingston Rhinecliff Bridge, 15 minutes from the Rip Van Winkle Bridge, and 16 minutes from the Taconic State Parkway, exit 72. Tivoli, NY is a charming Hudson Valley village known for its vibrant arts scene, scenic river views, and walkable, historic downtown.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

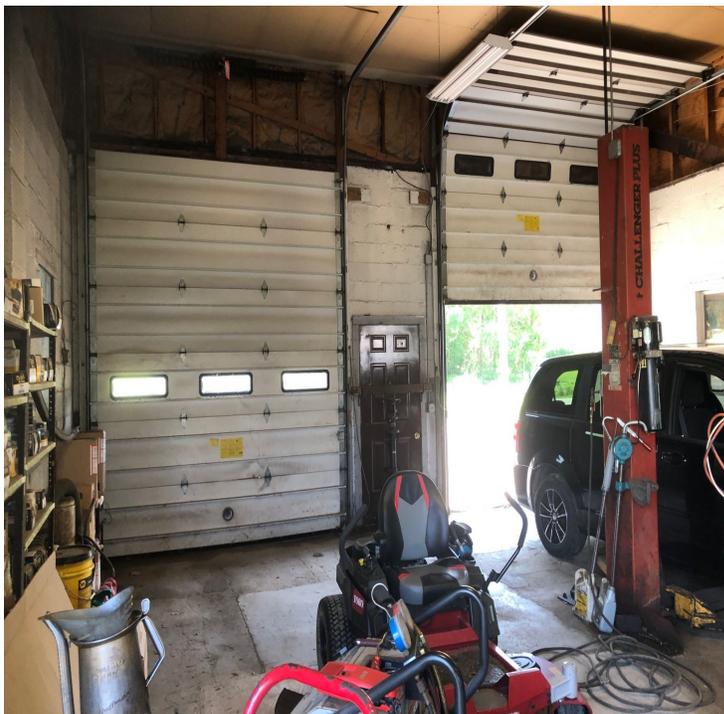
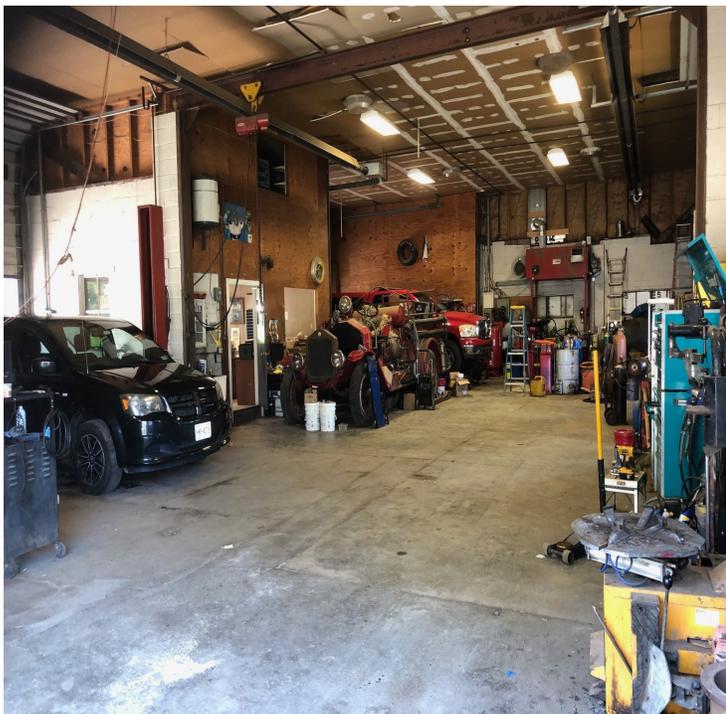
For more information:

Mark Cuatt
845.485.3100 x23
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MOTOR VEHICLE SERVICE - INDUSTRIAL SHOP GAS STATION, CONVENIENCE STORE, REPAIR SHOP

4 COMMERCIAL GARAGE DOORS, 2 POST CAR LIFT



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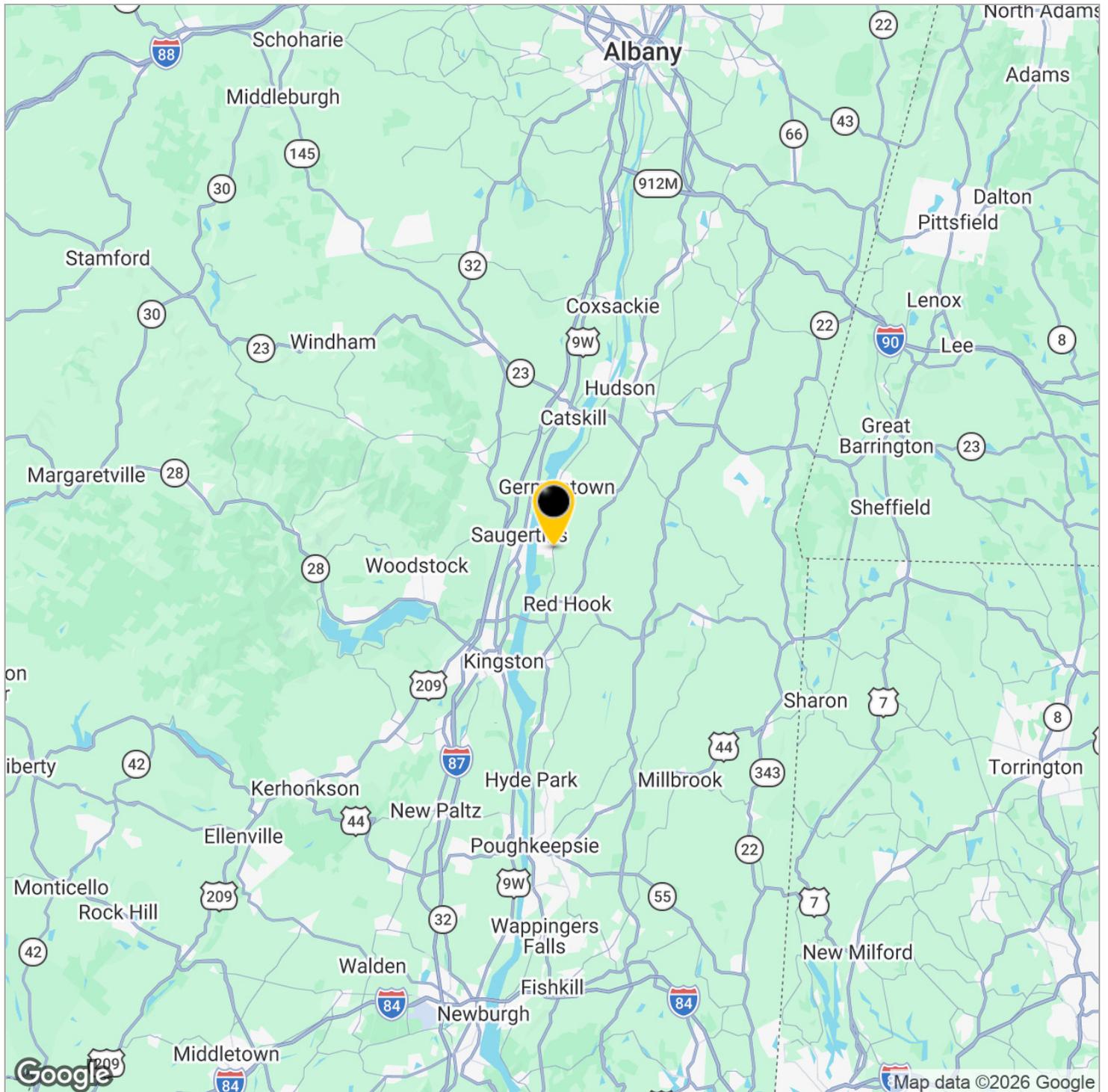
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KINGSTON RHINECLIFF BRIDGE - 11 MINUTES

RIP VAN WINKLE BRIDGE - 15 MINUTES

TACONIC STATE PARKWAY, EXIT 72 - 16 MINUTES



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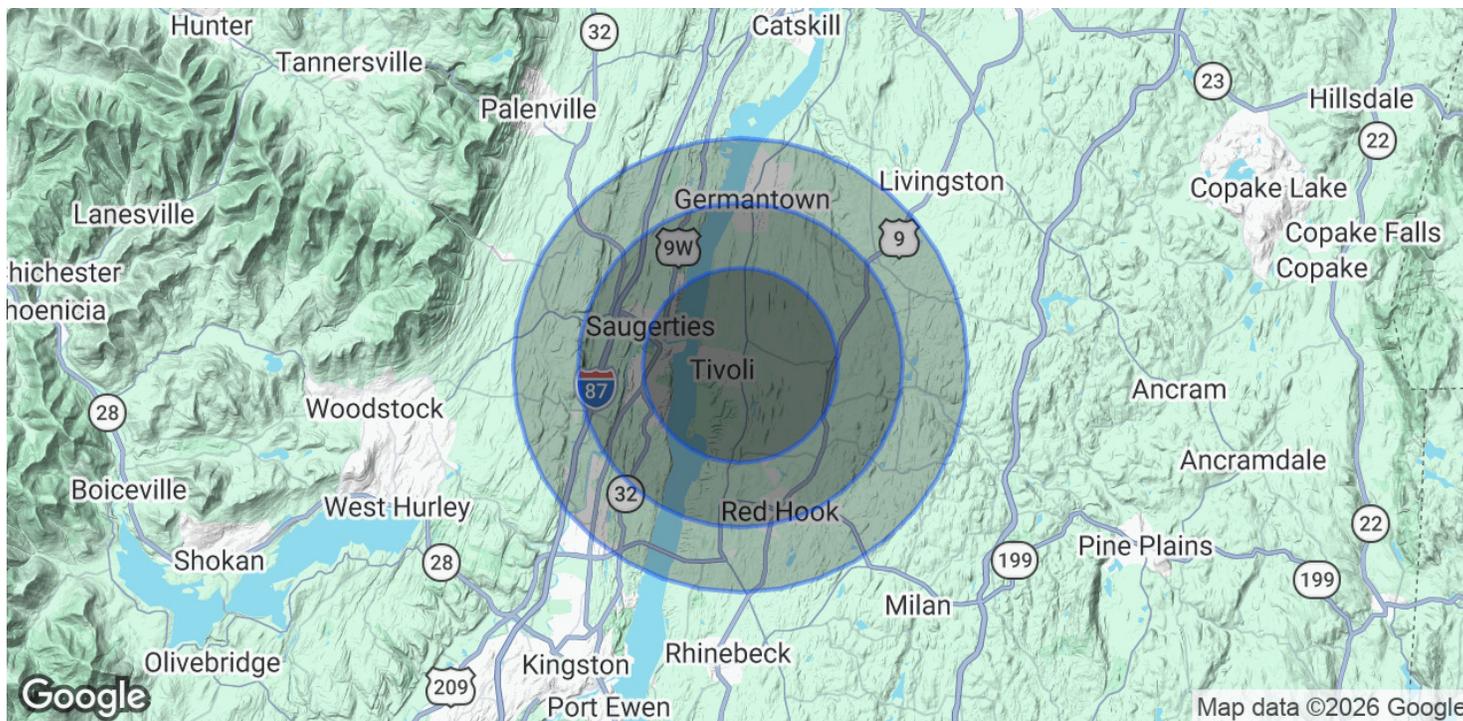
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

NORTHERN MID-HUDSON VALLEY REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	7,023	22,451	36,288
Average Age	43	45	45
Average Age (Male)	43	43	44
Average Age (Female)	44	46	46

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	2,913	9,492	15,123
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$120,182	\$128,429	\$128,658
Average House Value	\$499,466	\$463,491	\$457,715

Demographics data derived from AlphaMap



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