



RESIDENTIAL / MULTIFAMILY / REDEVELOPMENT

110 FULTON AVENUE, POUGHKEEPSIE, NY 12603



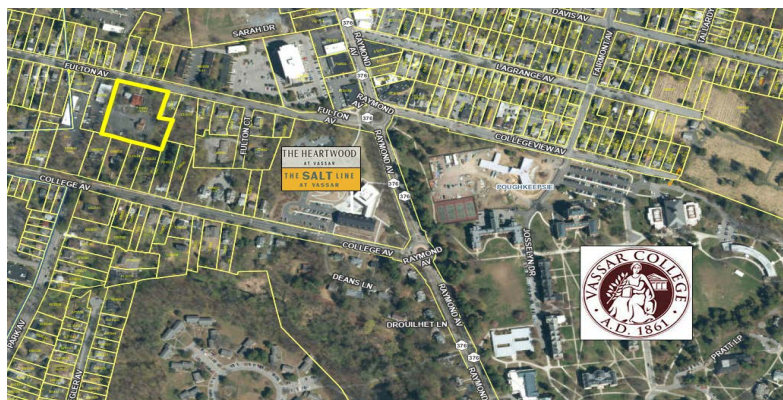
MULTIFAMILY • DEVELOPMENT SITE

OFFERING SUMMARY

ADDRESS: 110 Fulton Avenue
Poughkeepsie, NY 12603

LOCATION: Vassar College - (3 minutes walking distance)
US Rte 44/NYS Rte 55 - (4 minutes / 1 mile)
Mid-Hudson Bridge - (6 minutes / 2.2 miles)
Taconic State Parkway - (13 minutes / 6.8 Miles)
Interstate 84 - (27 minutes, 13.8 miles)
Poughkeepsie Metro North (Hudson Line) - (8 Minutes / 2.3 Miles)
Poughkeepsie Train to Grand Central - 1 Hour & 50 Minutes
Amtrak to Penn Station is 1.5 Hours

BUILDING SIZE: 5,118 SF
ACREAGE: 1.8 Acres
FRONTAGE: 240' on Fulton Ave
ZONING: Residence, Multi-Family
ASKING PRICE: \$975,000



PROPERTY OVERVIEW

CR Properties Group, LLC is pleased to announce an commercial building with a separate building located on 110 Fulton Avenue, Poughkeepsie, NY 12603. In the Vassar College Area, this is 3 minutes from Vassar College, 4 minutes from US Route 44/55 Arterial, 6 minutes from the Mid-Hudson Bridge, 13 Minutes from the Taconic State Parkway, and 27 Minutes from Interstate 84. The Building is 5,118 SF and has 240' of Frontage on Fulton Avenue on 1.8 Acres.



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:

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RESIDENTIAL REDEVELOPMENT SITE US RTE 44 / NYS RTE 55 HIGHWAY PROXIMITY

10-15 UNIT POTENTIAL - SOME COMMERCIAL USES

§ 210-17. Residence, Multifamily (R-M) District.

- A. Purpose. The district recognizes established areas of higher-density multifamily development and is intended to promote low- to mid-rise multiunit residential development in those locations.
- B. Permitted uses shall be as follows (Note: "*" designates a use which is subject to site plan approval by the Planning Board):
- (1) Community residential facility. [Added 4-17-2024 by L.L. No. 4-2024]
 - (2) *Dwellings, multifamily.
 - (3) *Dwellings, two-family.
 - (4) Dwellings, single-family.
 - (5) *Family day-care homes, subject to § 210-65.
 - (6) *Hospitals.
 - (7) *Nursing homes and alternate care housing, subject to § 210-91.
 - (8) *Parks.
 - (9) *Playgrounds.
 - (10) *Public utility structures, subject to § 210-96.

D. Accessory uses shall be as follows (Note: "*" designates a use which is subject to site plan approval by the Planning Board):

- (1) Accessory buildings and structures, subject to § 210-48.
- (2) *Recreation areas for a multifamily complex. § 210-17
- (3) *Swimming pools (multifamily), subject to § 210-108.
- (4) Swimming pools (private), subject to § 210-107.
- (5) Temporary buildings for construction purposes, subject to § 210-109.
- (6) *Tennis courts (private), subject to § 210-111.

§ The area and bulk regulations for the R-M District shall be as follows: [Amended 4-6-2011 by L.L. No. 8-2011; 7-24-2013 by L.L. No. 11-2013]

Use	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yards, Side (feet)	Minimum Rear Yard (feet)	Maximum Lot Coverage (%)	Maximum Impervious Surface (%)	Maximum Height (feet)	Minimum Landscaped Area (%)
Single-family	10,000	85	85	30'	10 and 10'	50	25	40	35 or 2.5 stories	20
Two-family	10,000	85	85	30'	10 and 10'	50	25	40	35 or 2.5 stories	25
Multi-family*	7,260' dwelling unit	200	200	30'	20 and 20'	40	25	40	40 or 3 stories	35'



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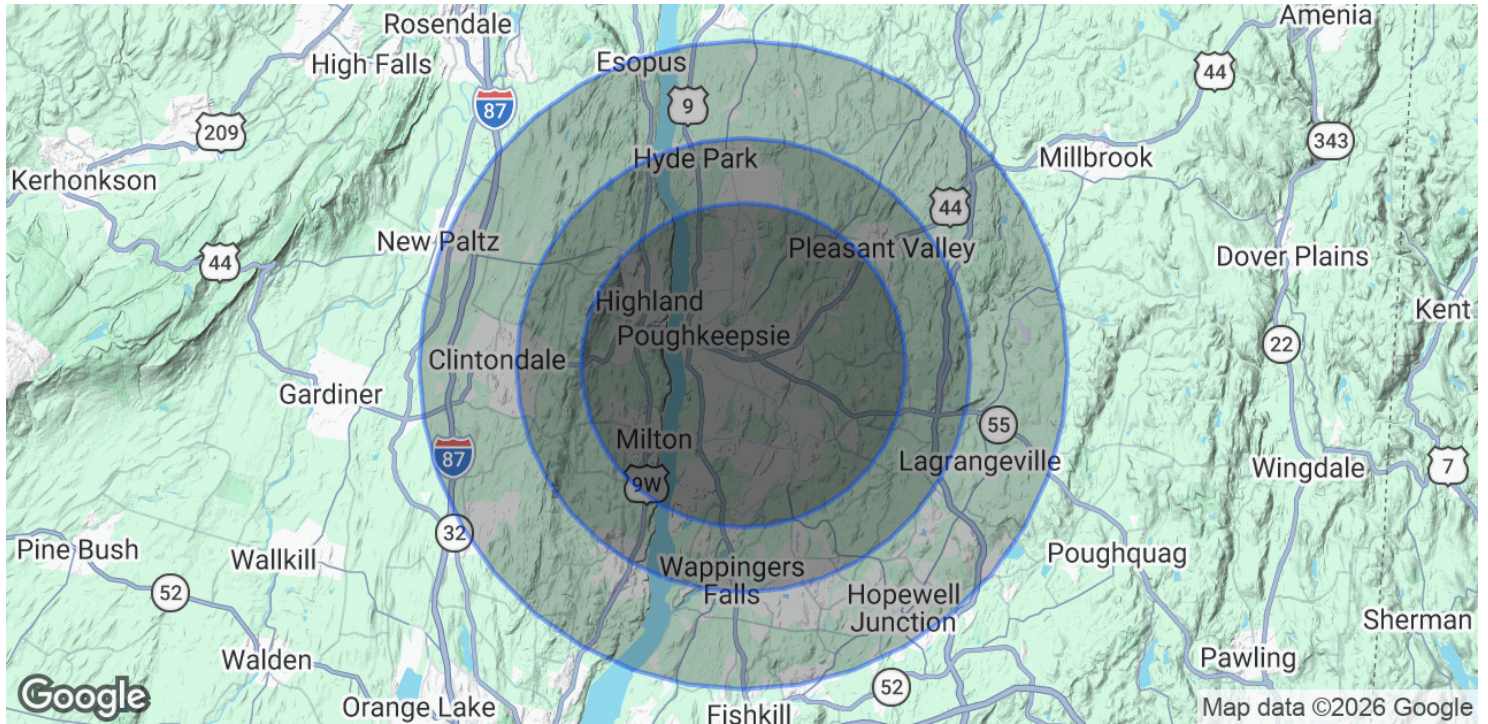
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID HUDSON VALLEY AREA



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	100,634	138,415	212,571
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	37,465	52,789	80,211
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$117,664	\$119,695	\$127,742
Average House Value	\$351,965	\$361,179	\$395,655

Demographics data derived from AlphaMap



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