



BERKSHIRE HATHAWAY
HomeServices
Hudson Valley Properties
COMMERCIAL DIVISION

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FOR SALE/ LEASE

FORMER RED LOBSTER RESTAURANT

2255 Rt. 9 (South Road) Town of Poughkeepsie

“ Prime Rt. 9 Location”

“ Access from 2 Streets with Signal”

“ Ideal for either a Restaurant, Retail or Medical Office Building”

Location: 2255 Route 9 (west side, South Road) between Neptune Road & South Gate Drive. Located across from the Poughkeepsie Ford Dealership.

Building Size: 8,470 sq. ft., single level. Originally built in 1981, with modernization and additions over the years. Expansion possible ,up to 25% bld to land cover ratio. (19,000 sq. ft.)

Land area: 1.77 acres/ Rt. 9 frontage: 220 ft

Parking spaces: 130 spaces / **Searing Capacity:** 245 seats

Curb Cuts: 2 : Rt. 9 and South Gate Drive which has a signal

Utilities: Town water, sewer & gas.

Taxes: \$100,000

Rental: \$36 per sq. ft. ,net

Offering Price: \$3,950,000

More info / inspection:

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or

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