



# PROFESSIONAL OFFICE BUILDING

63-65 WASHINGTON STREET, POUGHKEEPSIE, NY 12601



## DUTCHESS COUNTY'S CENTRAL BUSINESS DISTRICT

**ADDRESS:** 63-65 Washington Street,  
Poughkeepsie, NY 12601

**TRANSPORTATION:** Poughkeepsie Metro-North  
Hudson Line & Amtrak to:  
Grand Central - Less than 2 Hours  
Penn Station - Less than 1.5  
Hours

**BUILDING SIZE:** Available: 7,500 SF  
Total GLA: 15,214 SF

**LOT SIZE:** 0.75 Acres

**PARKING:** 60 Spaces + 2 Accessible Spaces

**ASKING PRICE:** Sale: \$1,975,000



### PROPERTY OVERVIEW

CR Properties is pleased to offer for sale a Office Building in the City of Poughkeepsie located on Washington Street. Area colleges and institutions include; Vassar, Marist, Bard, Dutchess Community and The Culinary Institute of America. The surrounding area is serviced by the Poughkeepsie Train Station offering transportation for the Hudson Line to Grand Central Terminal, serving MTA and Amtrak to Penn Station. The offering is near The Legendary Chance Theater Entertainment Complex and is in close proximity to DC Sports, The Bardavon, Mid-Hudson Civic Center and Walkway Over the Hudson. Major medical centers include Vassar Brothers and MidHudson Regional Hospital.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

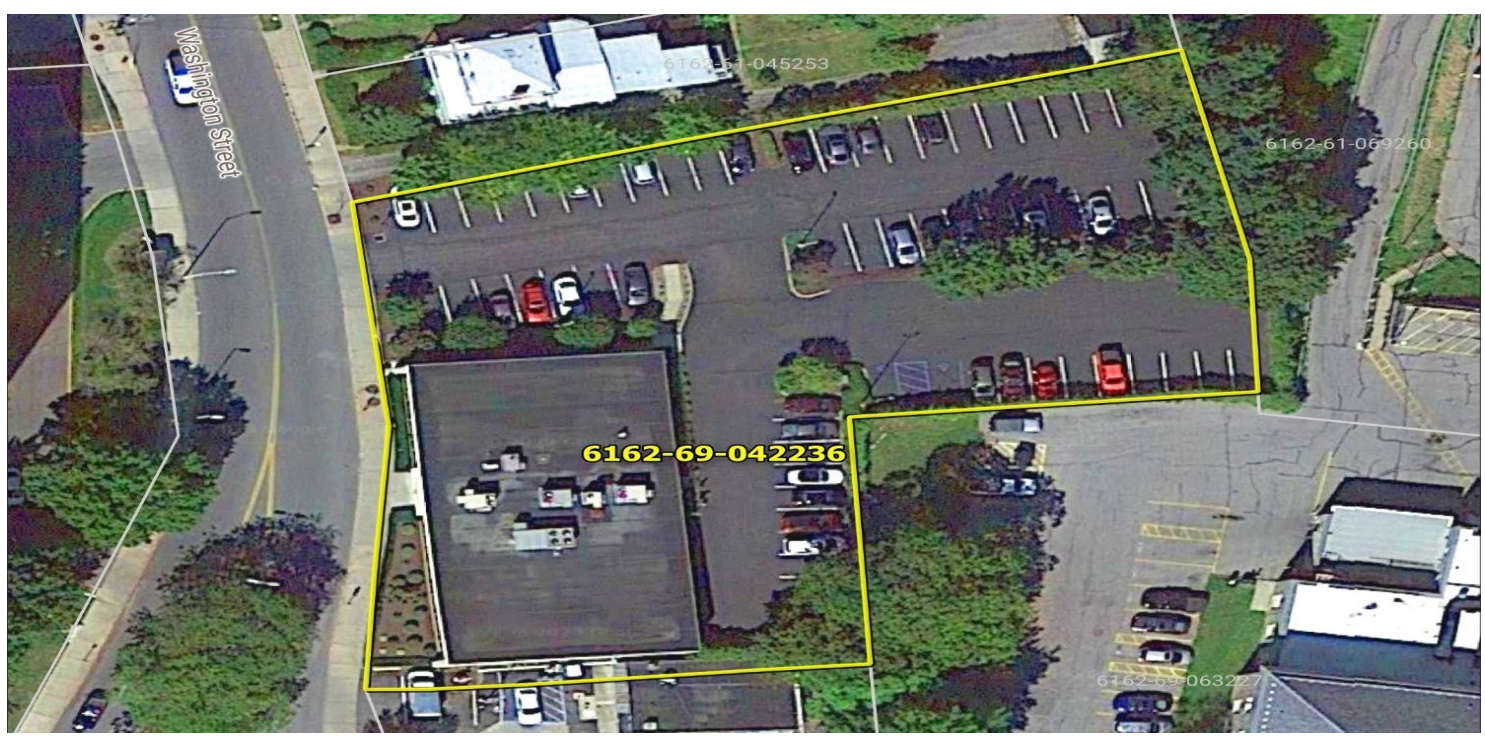
Thomas M. Cervone  
845.485.3100  
[tom@crproperties.com](mailto:tom@crproperties.com)





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## WASHINGTON ST FEEDER ROAD - US ROUTE 9 - CBD



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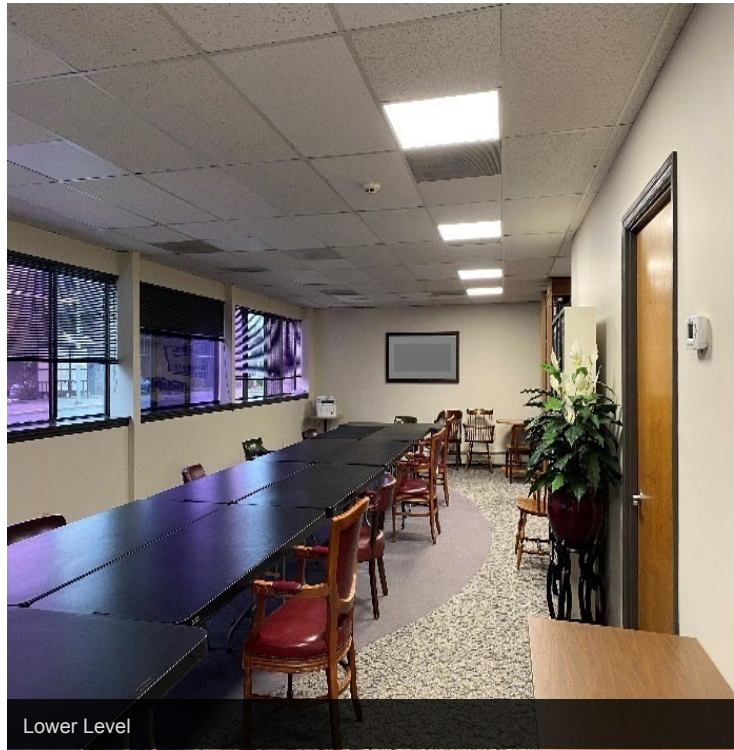




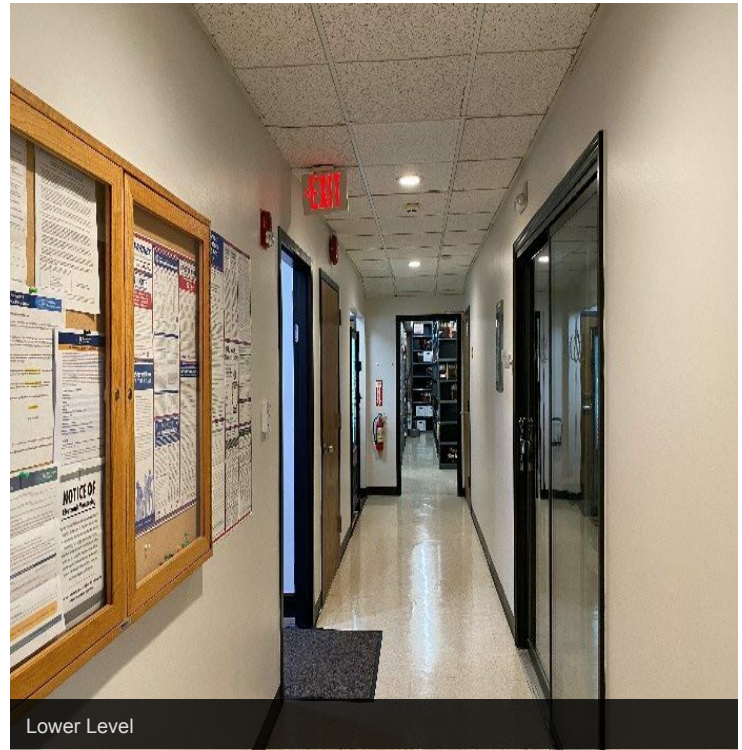
# INTERIOR PHOTOGRAPHY

## FULL FLOOR PLANS AVAILABLE UPON REQUEST

### LOWER LEVEL, UPPER LEVEL, RECEPTION AREA & LIBRARY



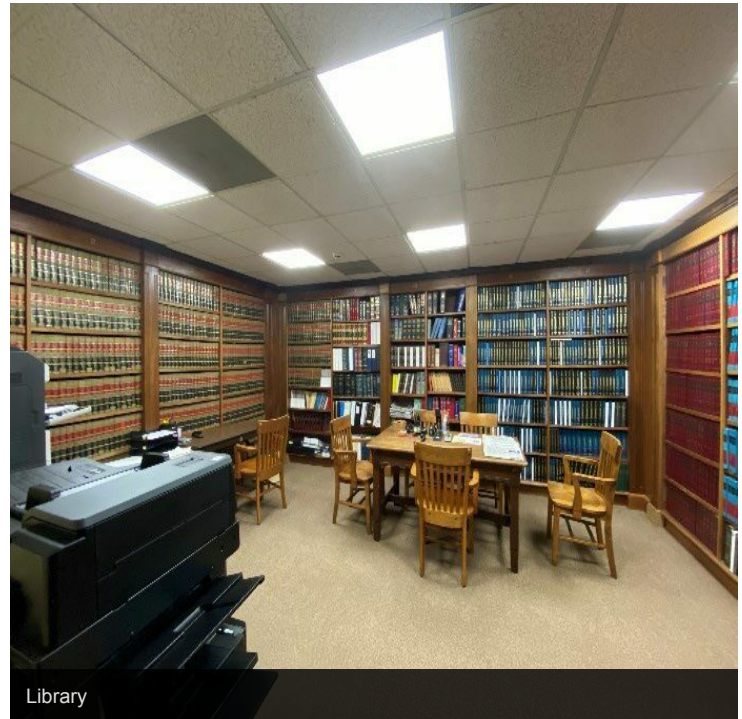
Lower Level



Lower Level



Upper Level - Reception



Library



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# AREA RETAILERS & DEMAND GENERATORS METRO NORTH / AMTRAK, 10 MINUTE WALK

## MARIST COLLEGE, CULINARY INSTITUTE, HUDSON HERITAGE



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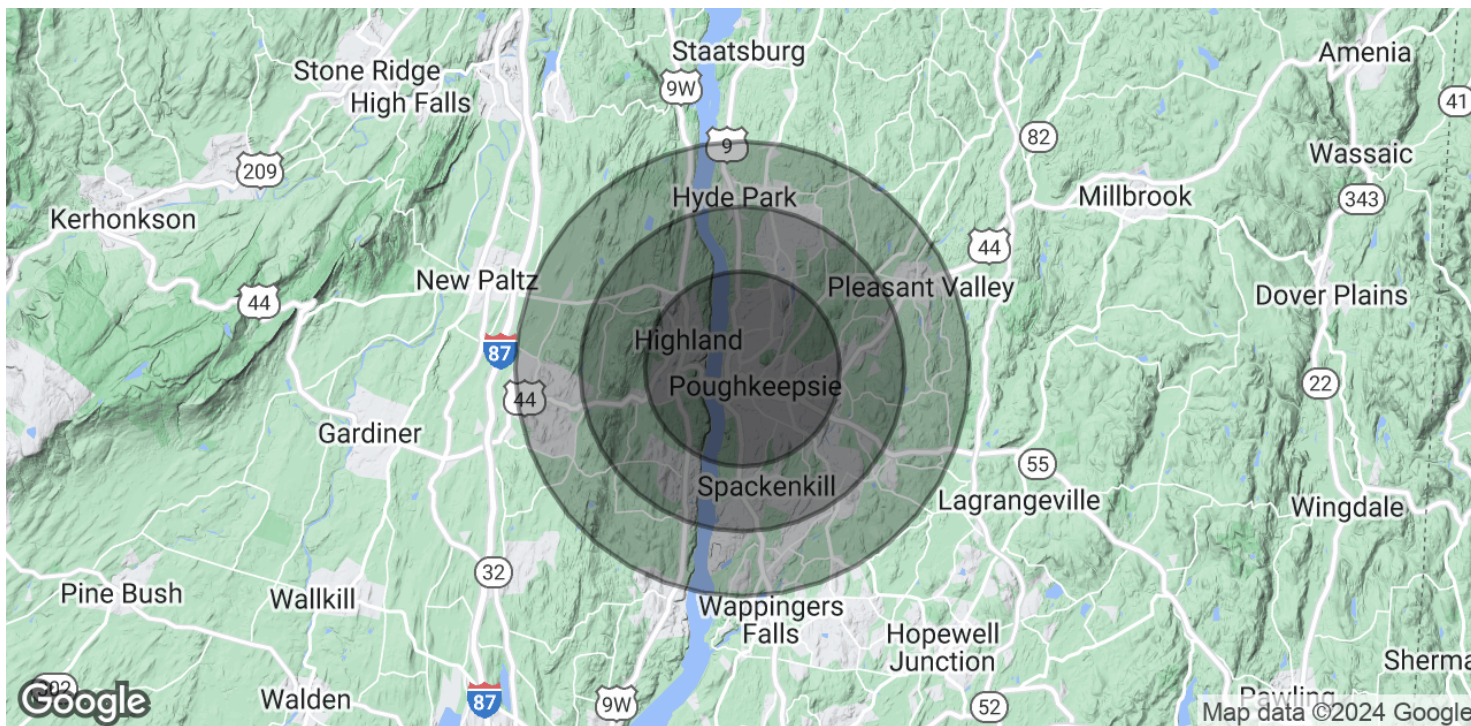




# MARIST, VASSAR & CULINARY INSTITUTE

## VASSAR MEDICAL CENTER & MIDHUDSON REGIONAL HOSPITAL

### METRO NORTH TO GRAND CENTRAL - AMTRAK TO PENN STATION



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	59,727	90,401	122,243
Average Age	37.5	39.9	41.4
Average Age (Male)	37.0	38.8	40.2
Average Age (Female)	38.6	41.0	42.5

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	25,246	37,577	51,050
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,018	\$89,151	\$91,036
Average House Value	\$180,109	\$220,391	\$233,260

\* Demographic data derived from 2020 ACS - US Census



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