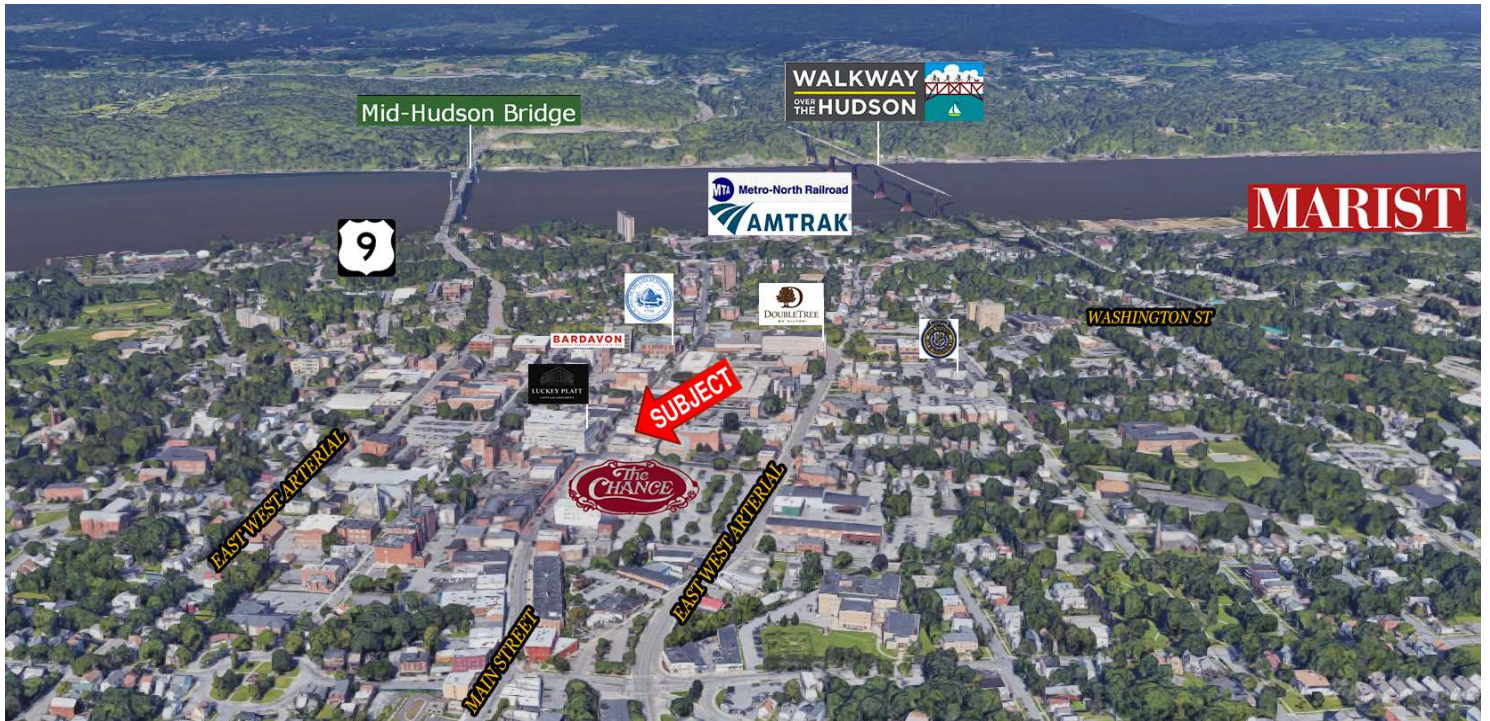




COMMERCIAL / RESIDENTIAL CONVERSION

341 MAIN STREET, POUGHKEEPSIE, NY 12601



OPPORTUNITY ZONE / RESIDENTIAL CONVERSION

ADDRESS: 341 Main Street
Poughkeepsie, NY 12601
S/E Corner of Main Street & Catharine Street

LOCATION: **Mid-Hudson Bridge**
(3 Minutes / 1.1 Mile)
Poughkeepsie Train Station
(4 minutes / 1 Mile)
Poughkeepsie MTA to Grand Central
(1 Hour, 50 Minutes)
Poughkeepsie Amtrak to Penn Station
(1 Hour, 35 Minutes)

BUILDING SIZE: 27,580 SF
LOT SIZE: 0.26 Acres
ZONING: Poughkeepsie Innovation District (PID)
ASKING PRICE: \$2,000,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Commercial Building For Sale on 341 Main Street, Poughkeepsie, NY. 341 Main is an opportunity to own an established income producing property in the developing historic district of downtown Poughkeepsie. The total square footage is 27,580 SF and 0.26 Acres within a Opportunity Zone. This well maintained property is within the Federal Opportunity Zone, convenient to Vassar Medical Center and Mass Transit. The Poughkeepsie Train Station / MTA (4 minutes away) & Mid-Hudson Bridge (1.1 miles) are within close proximity. Poughkeepsie MTA to Grand Central Terminal and Amtrak to Penn Station are both less than 2 hours travel time.



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:

Thomas M. Cervone
845.485.3100
tom@crproperties.com



POUGHKEEPSIE CENTRAL BUSINESS DISTRICT WALKABLE DISTANCE FROM POUGHKEEPSIE TRAIN STATION

NEW MIXED-USE DEVELOPMENTS WITHIN CLOSE PROXIMITY



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MID-HUDSON BRIDGE - (3 MINUTES / 1.1 MILES)

POUGHKEEPSIE TRAIN STATION - (4 MINUTES / 1 MILE)

METRO-NORTH HUDSON LINE / GRAND CENTRAL TERMINAL AMTRAK - POUGHKEEPSIE / PENN STATION



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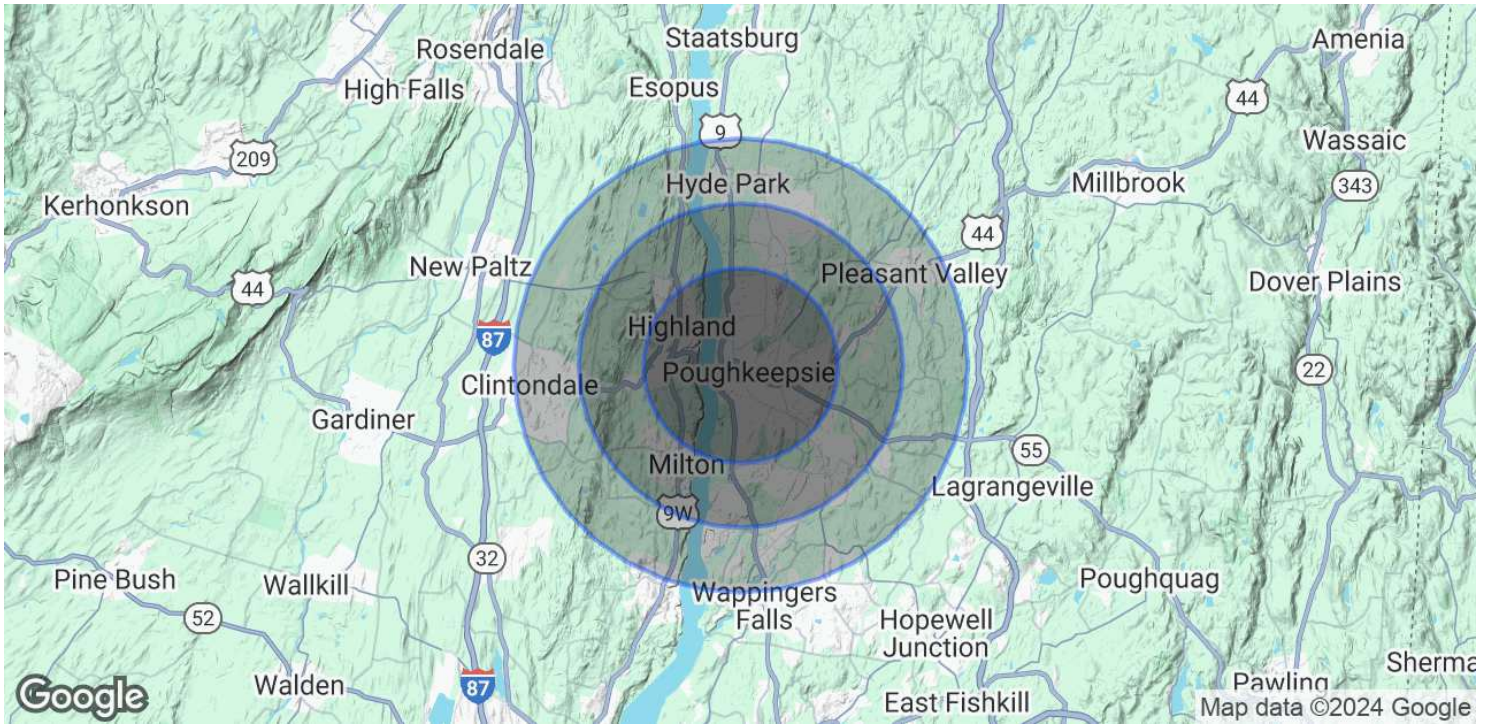
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

HUDSON VALLEY, MID-HUDSON REGION



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	63,691	98,771	129,294
Average Age	40	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	24,277	36,988	49,202
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$100,251	\$115,638	\$119,066
Average House Value	\$303,127	\$344,253	\$357,238

Demographics data derived from AlphaMap



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