



# OFFICE BUILDING FOR SALE

## 297 MILL STREET, POUGHKEEPSIE, NY 12601



## DUTCHESS COUNTY'S CENTRAL BUSINESS DISTRICT

### PROPERTY HIGHLIGHTS

**ADDRESS:** U.S. Route 44 / NYS Route 55  
297 Mill Street,  
Poughkeepsie, NY 12601

**LOCATION:**  
**Mid-Hudson Bridge** - (4 Minutes / 1 Mile)  
**Poughkeepsie Train Station** - (3 minutes / 0.7 Mile)  
**Poughkeepsie MTA to Grand Central** - (1 Hour, 50 Minutes)  
**Poughkeepsie Amtrak to Penn Station** - (1 Hour, 35 Minutes)

**FRONTAGE:** 39' - Mill Street

**BUILDING SIZE:** 4,080 SF

**LOT SIZE:** 0.20 Acre

**ZONING:** General Commercial District

**ASKING PRICE:** \$499,000

- Dutchess County's Central Business District
- Direct frontage on U.S. Route 44 / NYS Route 55
- Walking distance to Dutchess County Court House & Municipal Offices
- Near Poughkeepsie Train Station, Metro-North Hudson Line & Amtrak
- Between MidHudson Regional Hospital & Vassar Brothers
- Close proximity to Marist College, Vassar College, DCC & CIA
- Local Shopping, Eateries, Events & Community Happenings
- Area Traffic Count - 5,593 AADT @ Mill Street

	3 MILES	5 MILES	7 MILES
Population	60,471	91,443	123,568
Number of Households	25,625	37,914	51,579
Average Household Income	\$79,664	\$89,626	\$91,028



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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845.485.3100  
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# OFFICE / SERVICE

297 MILL STREET, POUGHKEEPSIE, NY 12601

BETWEEN MIDHUDSON REGIONAL HOSPITAL & VASSAR BROTHERS

### BUILDING INFO

- First Floor - 1,500 SF
- Suite 201 - x
- Suite 202 - x
- Suite 203 - x
- Suite 301 - x

### DEMAND GENERATORS

- Mid-Hudson Bridge
- Metro-North Hudson Line to Grand Central Station
- Walkway Over The Hudson
- Poughkeepsie Journal
- Poughkeepsie City Court
- Dutchess County Clerical Offices
- United States Postal Office
- Dutchess County Chamber of Commerce
- MidHudson Regional Hospital
- Vassar Brothers Medical Center

### AREA RESTAURANTS

- The Academy
- Brasserie 292
- The Artist's Palate
- Mill House Brewing Company
- Alex's Restaurant
- Allison's Tortilleria

### COMMUNITY HAPPENINGS

- Middle Main
- Mid-Hudson Civic Center
- The Chance Theater
- Bardavon 1869 Opera House
- Poughkeepsie Underwear Factory



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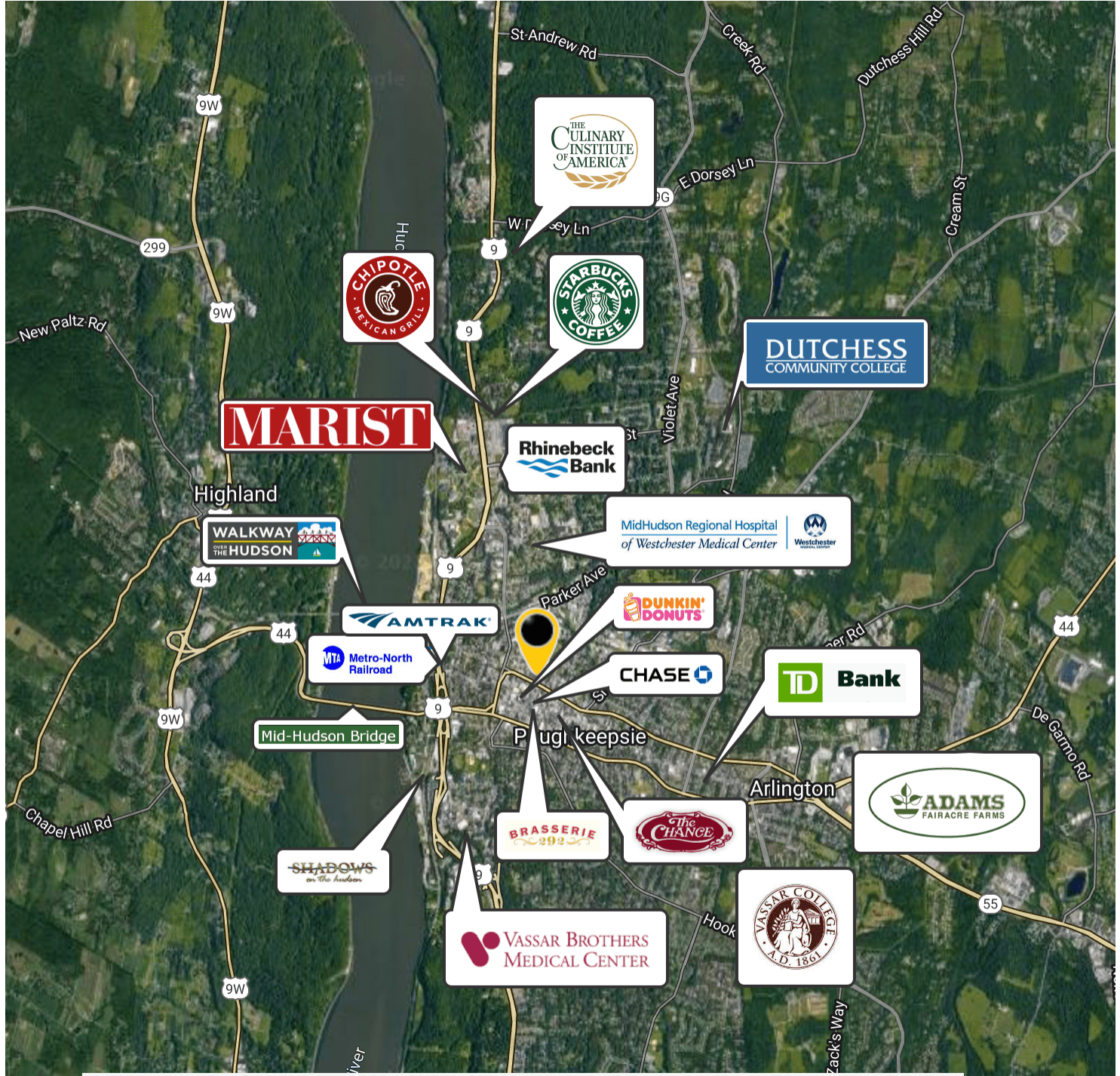
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**MID-HUDSON BRIDGE - (4 MINUTES / 1 MILE)**  
**POUGHKEEPSIE TRAIN STATION - (3 MINTUES / 0.7 MILE)**

**SHOPPING | EATERIES | EVENTS | COMMUNITY HAPPENINGS**



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