



FOR SALE: COMMERCIAL PROPERTY

U.S. ROUTE 9 & NYS ROUTE 82, LIVINGSTON, NY 12541



USES: BANK, OFFICE, SERVICE, RESTAURANT, LIQUOR STORE & MORE

ADDRESS: U.S. Route 9 & NYS Route 82
Bells Pond Road
Livingston, NY 12541

BUILDING SIZE: 3,829 SF

ACREAGE: 0.91 Acres

TRAFFIC COUNT: U.S. Route 9 - 3,440 AADT
U.S. Route 9 / NYS Route 23 - 5,168 AADT
NYS Route 82 - 5,500 AADT
U.S. Route 9H / NYS 23 - 7,111 AADT

UTILITIES: Private Well & Septic

DEED RESTRICTION:
The property is being sold Gas Restricted.
Some Food & Beverage Restrictions also apply.

ZONING: C-1, Commercial District

ASKING PRICE: \$465,000



PROPERTY OVERVIEW

CR Properties Group is pleased to offer For Sale a Commercial Property. The subject property is located and has frontage on both US Route 9 and NYS Route 82 with two access points to each roadway. The total land area is approximately 0.9047 acre. The building is approximately 3,829 SF. The property is located in a C-1 Commercial District, pursuant to the Town of Livingston Zoning Code.

Deed Restriction - Note; The property is being sold Gas Restricted. Some Food & Beverage Restrictions also apply.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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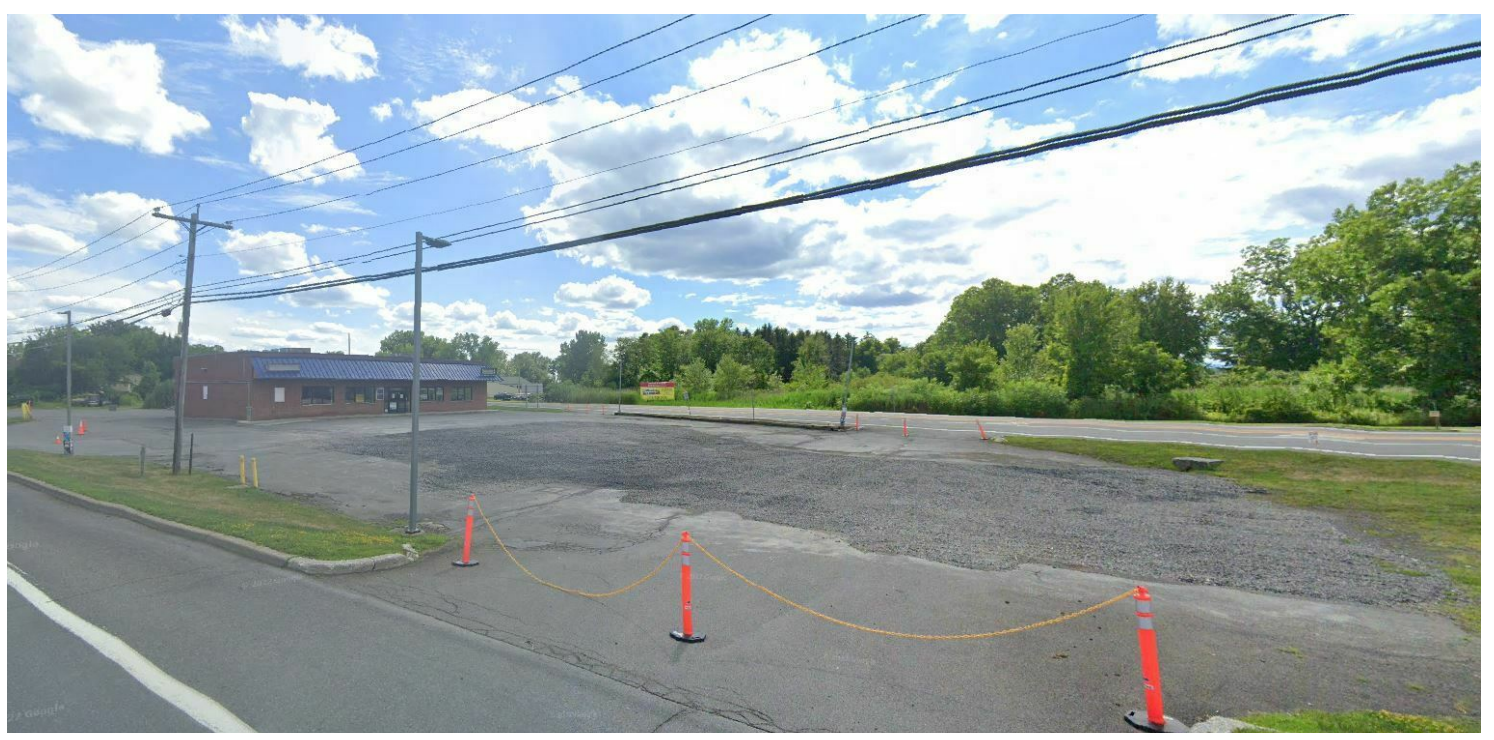
For more information:

Thomas M. Cervone
845.485.3100
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FRONTAGE ON U.S. ROUTE 9 & NYS ROUTE 82 U.S. ROUTE 9 & NYS ROUTE 82, LIVINGSTON, NY 12541

NYS ROUTE 82 TURNS INTO NYS ROUTE 23 MERGING RIGHT



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TACONIC STATE PARKWAY - (14 MINUTES / 9.8 MILES)
 RIP VAN WINKLE - (9 MINUTES / 6 MILES)

NEARBY DEMAND GENERATORS & AREA RETAILERS



Google

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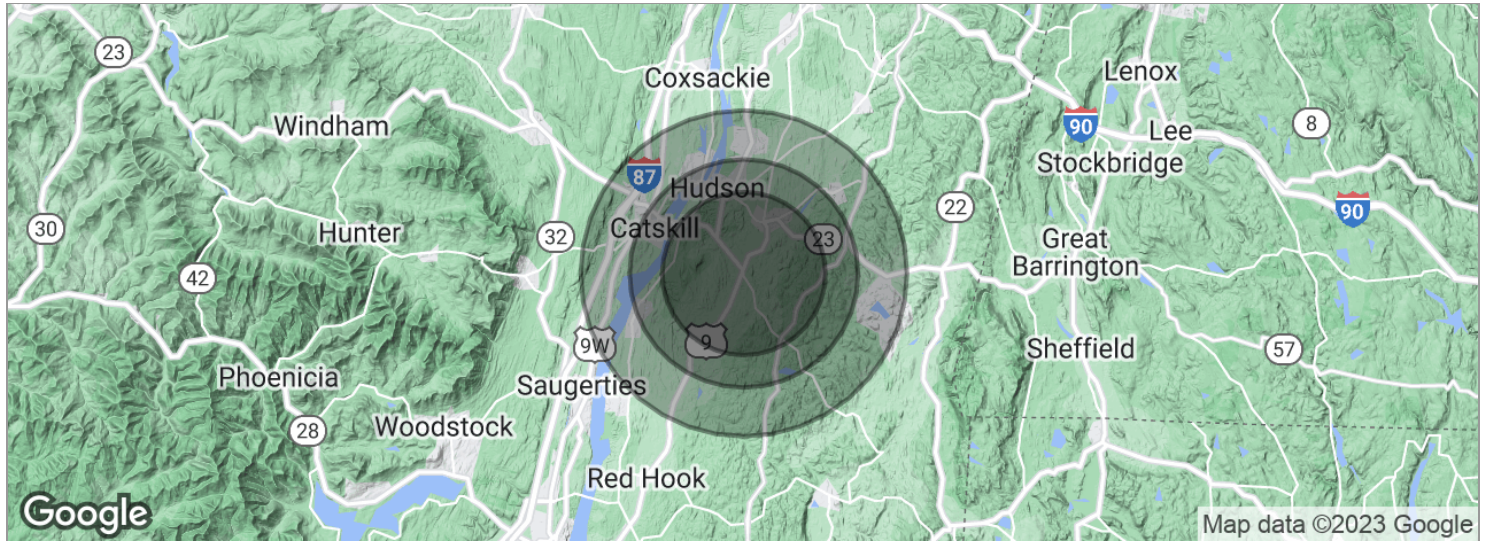
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD AND INCOME

HUDSON VALLEY AREA OF NEW YORK STATE



POPULATION	5 MILES	7 MILES	10 MILES
Total population	7,113	15,791	47,293
Median age	47.8	46.6	43.8
Median age (male)	42.3	43.7	41.8
Median age (Female)	50.6	48.1	45.9
HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total households	2,702	6,453	18,952
# of persons per HH	2.6	2.4	2.5
Average HH income	\$65,430	\$67,463	\$68,493
Average house value	\$252,728	\$249,877	\$264,048

* Demographic data derived from 2020 ACS - US Census



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