



HISTORIC SCHWARTZ BUILDING

303-307 MAIN STREET, POUGHKEEPSIE, NY 12601



POUGHKEEPSIE CENTRAL BUSINESS DISTRICT

ADDRESS: 303-307 Main Street
Poughkeepsie, NY 12601

TRAIN TRANSPORTATION:
Metro-North Hudson Line to Grand Central Terminal is 1 hour and 50 minutes.
Poughkeepsie Amtrak to Penn Station is 1 hour and 25 minutes.

ARTS, THEATER & RECREATION

The Chance Theater - www.thechancetheater.com
Mid-Hudson Civic Center - www.midhudsonciviccenter.org
Middle Main - www.middlemain.com
Walkway Over the Hudson - www.walkway.org
Bardavon - <https://www.bardavon.org/>

BUILDING FEATURES: 8 Loft Style Apartments:
5, One Bedroom and 3, Two Bedroom
(750 SF - 2,350 SF)
Two Storefronts Including Restaurant Spaces
(2,400 SF - 3,600 SF)

ASKING PRICE: \$1,895,000
Income & Expense Report Available Upon Request

PROPERTY OVERVIEW

Located in the historic district and heart of Downtown Poughkeepsie. The historic building's central location is perfect for any new or existing business. A total Gut-Rehab was completed in 2005. New high-efficiency twin heating boilers installed in October 2023. The high ceilings and natural light make it the perfect work space for all artisans. Area restaurants include Allison's Tortilleria, Ginza, Brasserie 292, and Mill House Brewing Company. Located in Dutchess County's Central Business District, there are community happenings such as The Chance Theater, Mid-Hudson Civic Center, Middle Main, and Walkway Over the Hudson, to name a few. Neighboring offices, for example, The Poughkeepsie Journal, NY State Offices, Poughkeepsie City Court, and Dutchess County Court House are in close proximity as well.

LOCATION OVERVIEW

Main Mall Row is an adjoining group of nine commercial buildings along the northeast corner of the intersection of Main and Garden streets in downtown Poughkeepsie, New York, United States. They were mostly built after a fire in 1870 destroyed the previous buildings on the site. The new structures were three-to-four story buildings in the Renaissance Revival style, many with ornamental touches such as bracketed cornices, paneled friezes, arcaded facades and molded lintels. 315 Main Mall, at the east end, has an ornate cast iron facade. They are considered among the most architecturally significant commercial buildings in the city, and are still in use as stores today. The building at 3-9 Garden Street retains its original storefronts. The row, as with many of the other buildings in downtown Poughkeepsie, was added to the National Register of Historic Places in 1982.

AREA RESTAURANTS:

King's Court Brewing Company - www.kingscourtbrewingcompany.com
Brasserie 292 - www.brasserie292.com
Mill House Brewing Company - www.millhousebrewing.com
Zeus Brewery - <https://www.zeusbrewingco.com/>
Milanese Italian Restaurant - <http://www.milaneserestaurant.com/>
Emiliano's Pizza - <https://www.emilianospizza.com/>



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



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For more information:

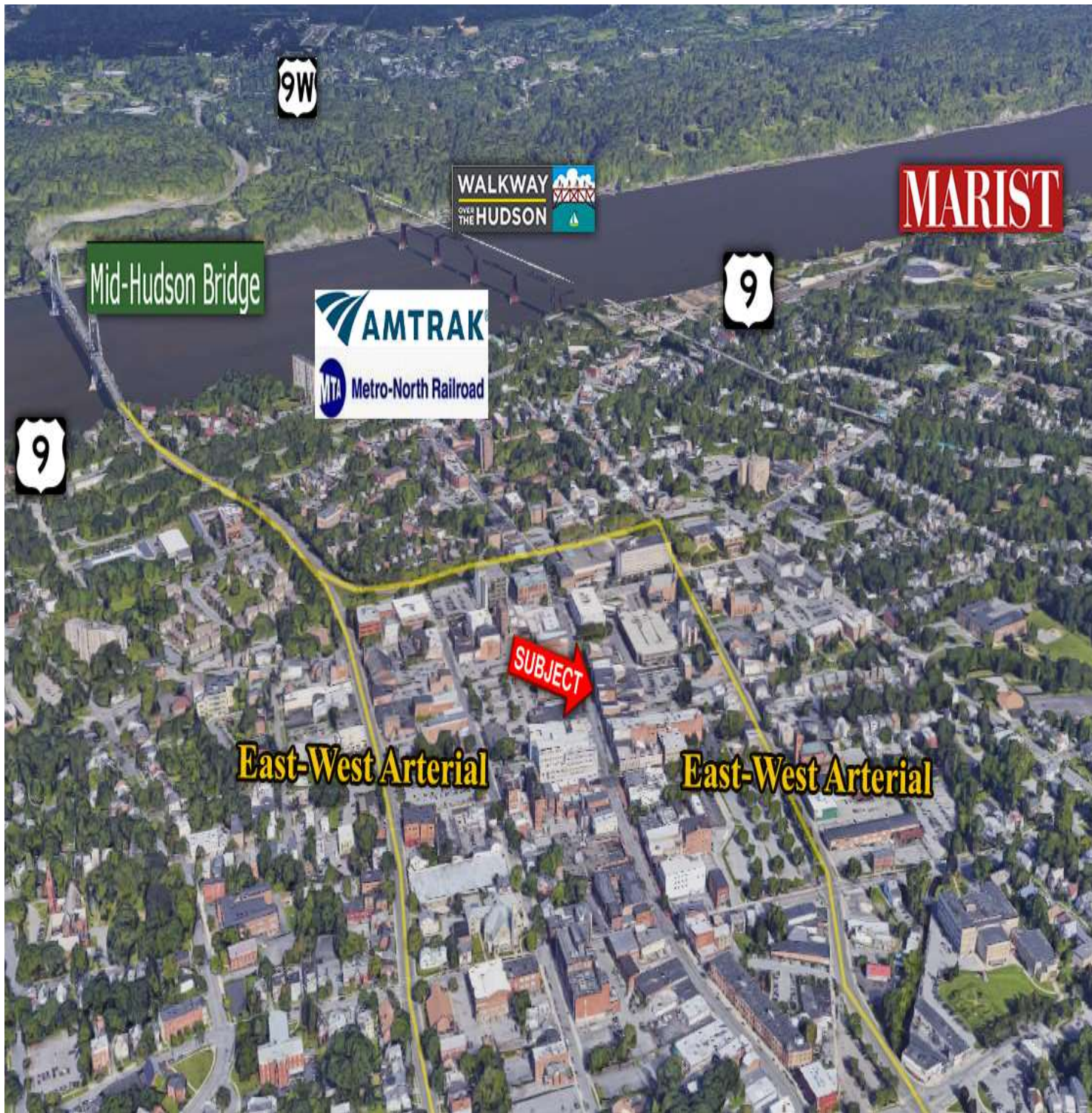
Thomas M. Cervone
845.485.3100
tom@crproperties.com



8 APARTMENTS, 2 RETAIL STOREFRONTS

12'6" CEILING HEIGHTS, FRONTAGE ON MAIN, AMPLE PARKING

LARGE WINDOWS; VIEWS, CONTEMPORARY ART SPACE - FILLED WITH NATURAL LIGHT



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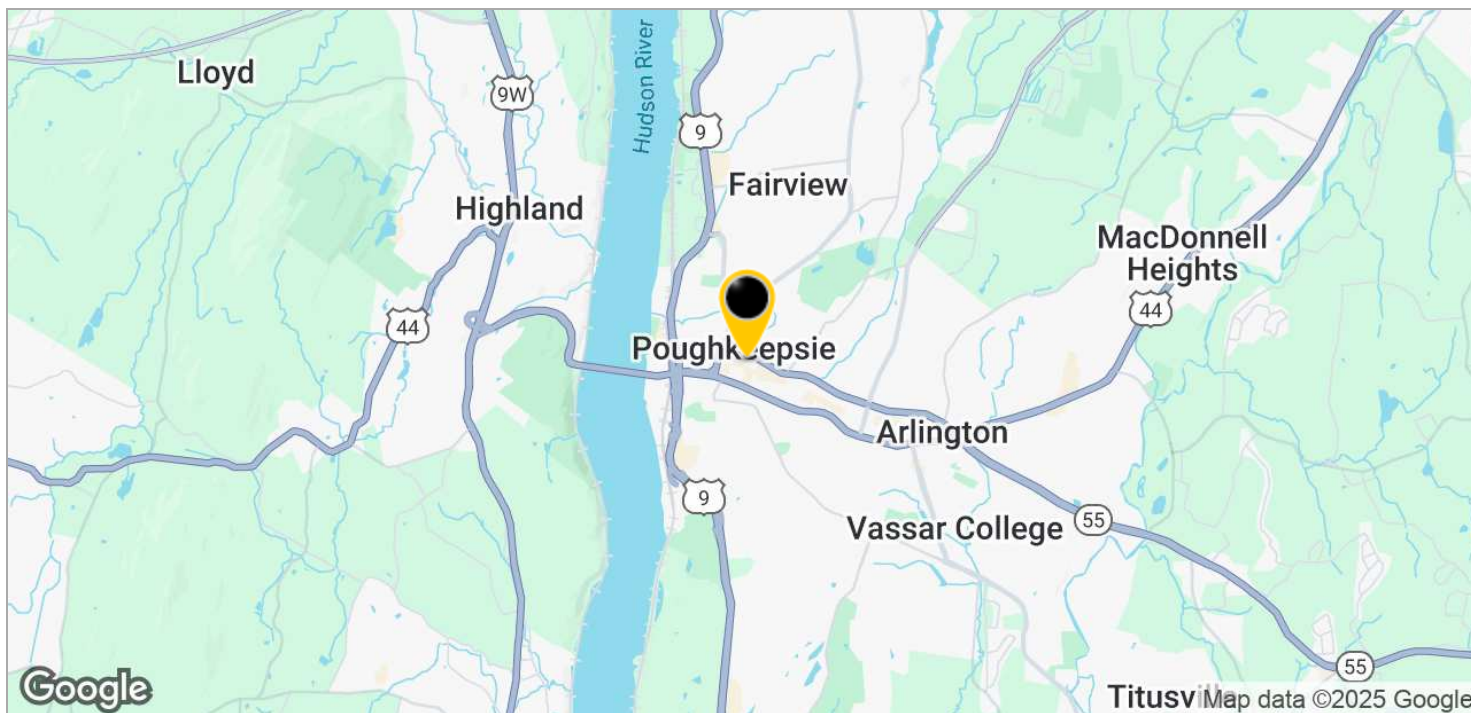
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POUGHKEEPSIE CENTRAL BUSINESS DISTRICT 6 BLOCKS AWAY FROM POUGHKEEPSIE TRAIN STATION

METRO NORTH HUDSON LINE TO GRAND CENTRAL
AMTRAK STOP TO PENN STATION



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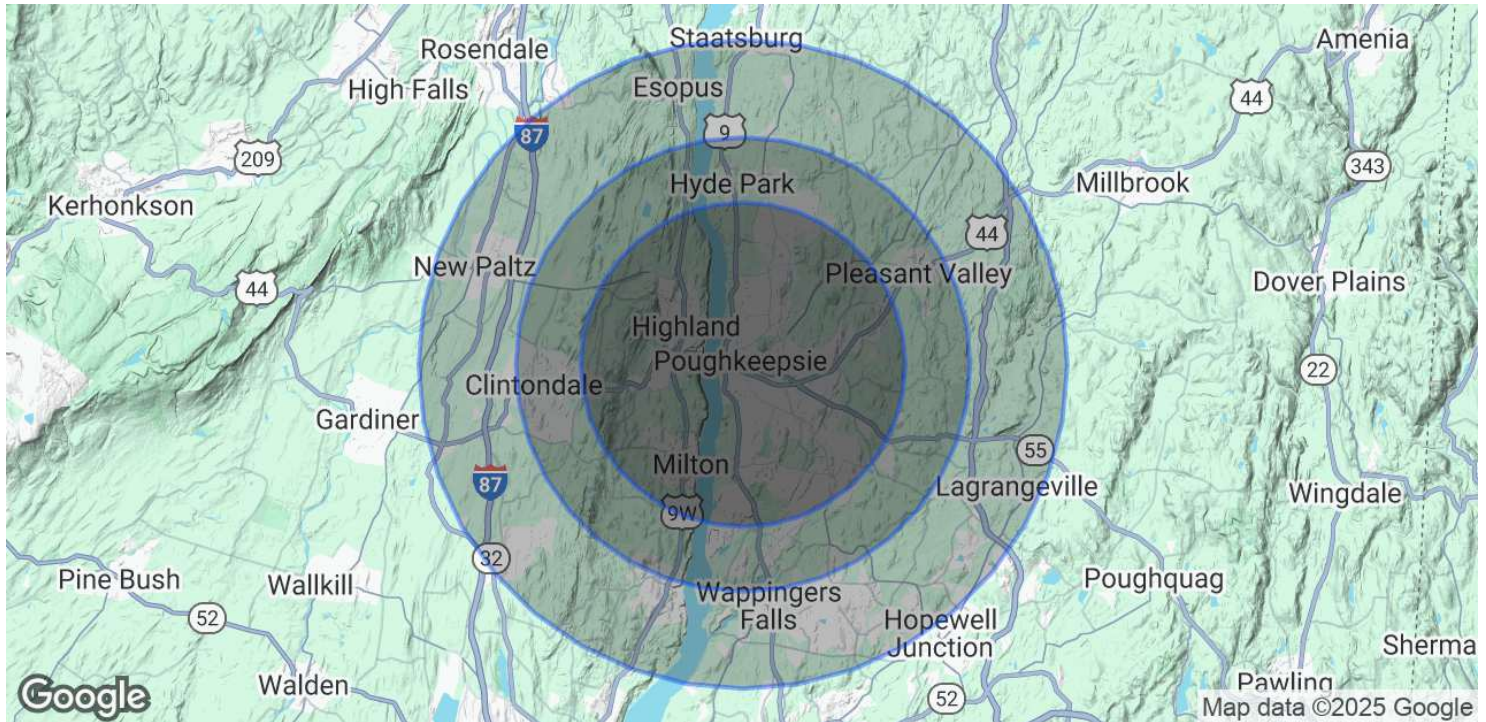
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	98,771	129,294	209,579
Average Age	40	41	42
Average Age (Male)	39	40	41
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	36,988	49,202	79,476
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$115,638	\$119,066	\$123,829
Average House Value	\$344,253	\$357,238	\$387,799

Demographics data derived from AlphaMap



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