



COMMERCIAL BUILDING / LIVE WORK

88 MARKET STREET, POUGHKEEPSIE, NY 12601



POUGHKEEPSIE CBD, MARKET STREET AREA

ADDRESS: 88 Market Street
Poughkeepsie, NY 12601

LOCATION: Poughkeepsie Metro-North
(2 Minutes / 0.8 Mile)
Mid-Hudson Bridge
(2 Minutes / 0.8 Mile)

BUILDING SIZE: 3,232 SF

LOT SIZE: 0.26 Acres

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/>

ZONING: Central Commercial District

ASKING PRICE: \$395,000

PROPERTY OVERVIEW

Located in the historic district and heart of Downtown Poughkeepsie the Cast Iron Building was built in 1872. The historic building's central location is perfect for any new or existing business. The high ceilings and natural light make it the perfect work space for all artisans. Area restaurants include The Artist's Palate, 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.

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.

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



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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METRO NORTH HUDSON LINE - 2 MINUTES

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TWO MINUTES FROM MID-HUDSON BRIDGE



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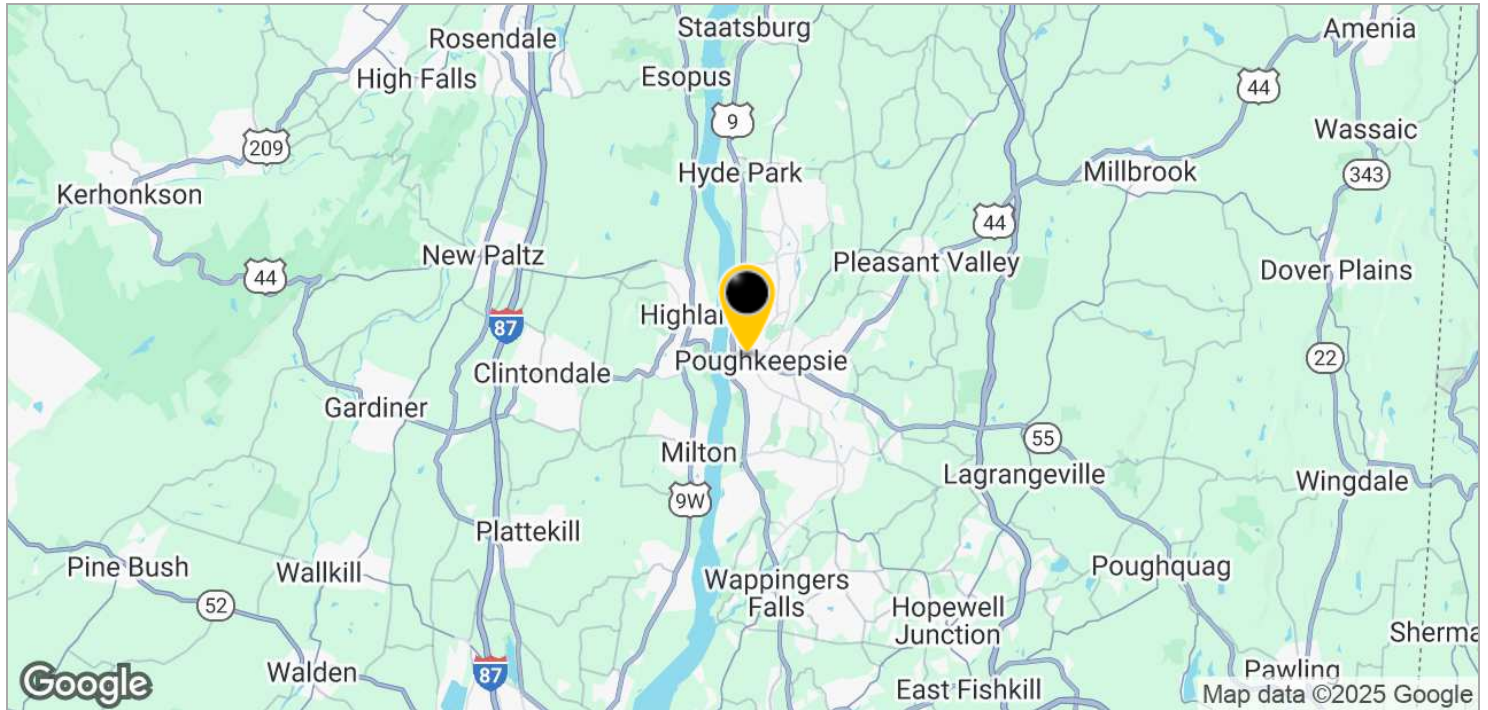
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POUGHKEEPSIE CENTRAL BUSINESS DISTRICT METRO-NORTH HUDSON LINE & AMTRAK STOP

POUGHKEEPSIE TRAIN STATION TO GRAND CENTRAL TERMINAL



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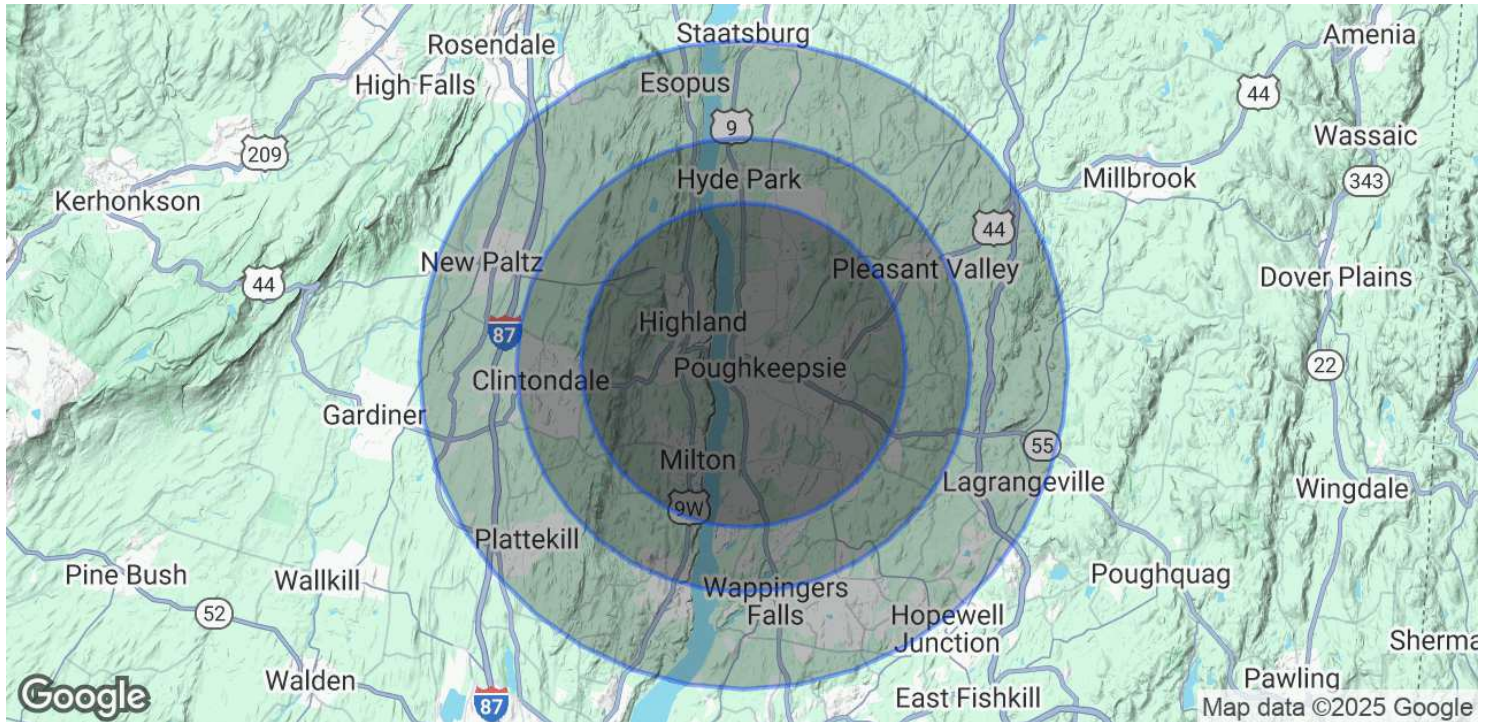
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	97,737	129,111	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	36,608	49,151	79,476
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$115,423	\$118,902	\$123,829
Average House Value	\$345,314	\$356,798	\$387,799

Demographics data derived from AlphaMap



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