



# FOR SALE

## COMMERCIAL PROPERTY WITH RESIDENCE POUGHKEEPSIE, NEW YORK



### OFFICE SERVICE BUILDING WITH 3 BEDROOM HOUSE / GARAGE / APARTMENT

- **38 Manchester Road**  
Poughkeepsie, NY 12603
- **Acres:** 0.53 +/- Acres
- **Square Footage:** 1,768 +/- SF House  
840 +/- SF Office Building & Apartment  
672 +/- SF Garage / Storage  
3,280 +/- SF Total, *To Be Confirmed*
- **Frontage:** 64.6' - Manchester Road
- **Demand Generators:**
  - Vassar College
  - Marist College
  - Culinary Institute of America
  - Mid-Hudson Bridge
  - Dutchess County Clerical Offices
  - Vassar Brothers Medical Center
  - Metro-North to Grand Central Station
  - MidHudson Regional Hospital of Westchester



Demographics (2015 Estimate):	3 Miles	5 Miles	7 Miles
Population	63,667	99,806	133,748
Avg. HH Income	\$51,123	\$60,843	\$42,320
# of Households	23,392	36,063	49,144

**Area Traffic Count (2009 Estimate):** Fairmont Avenue from  
Manchester Road to U.S. Route 44 / NYS Route 55 - 6,971 AADT

- **Asking Price: Sale: \$349,900 \*\*PRICE REDUCED\*\***
- **Now Asking: Sale: \$325,000**

*Owner Financing Available for Qualified Buyer*

**Lease:** Available Upon Request

\*\* ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED \*\*



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