KENYON HOUSE - OFFICE/EDUCATIONAL/DAYCARE

260 BOARDMAN ROAD, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	$2,500,000
Building Size:	24,510 SF
Available SF:	
Lot Size:	4 Acres
Price / SF:	$102.00
Year Built:	1913
Renovated:	2013
Zoning:	Institutional

PROPERTY OVERVIEW

The Kenyon House, a Mediterranean-style former mansion spanning 24,510 square feet, is located adjacent to the athletic fields and green spaces. It comprises standard and specialty classrooms, a library, and administrative offices. The three-story building with walkout basement is primarily used by upperclassmen and the administrative staff. It is fully air-conditioned and equipped with a wet sprinkler system, elevator, and underwent several renovations, the latest being in 2013 when the music room was upgraded.

Permitting zoning allows for various uses, including education, training centers, hospitals, clinics, laboratories, medical facilities, libraries, offices, and schools. Serviced by municipal water and sewer. Onsite asphalt parking and potential use of recreational fields and playground.

KENYON HOUSE - OFFICE/EDUCATIONAL/DAYCARE

260 BOARDMAN ROAD, POUGHKEEPSIE, NY 12603

ADDITIONAL PHOTOS

KENYON HOUSE - OFFICE/EDUCATIONAL/DAYCARE
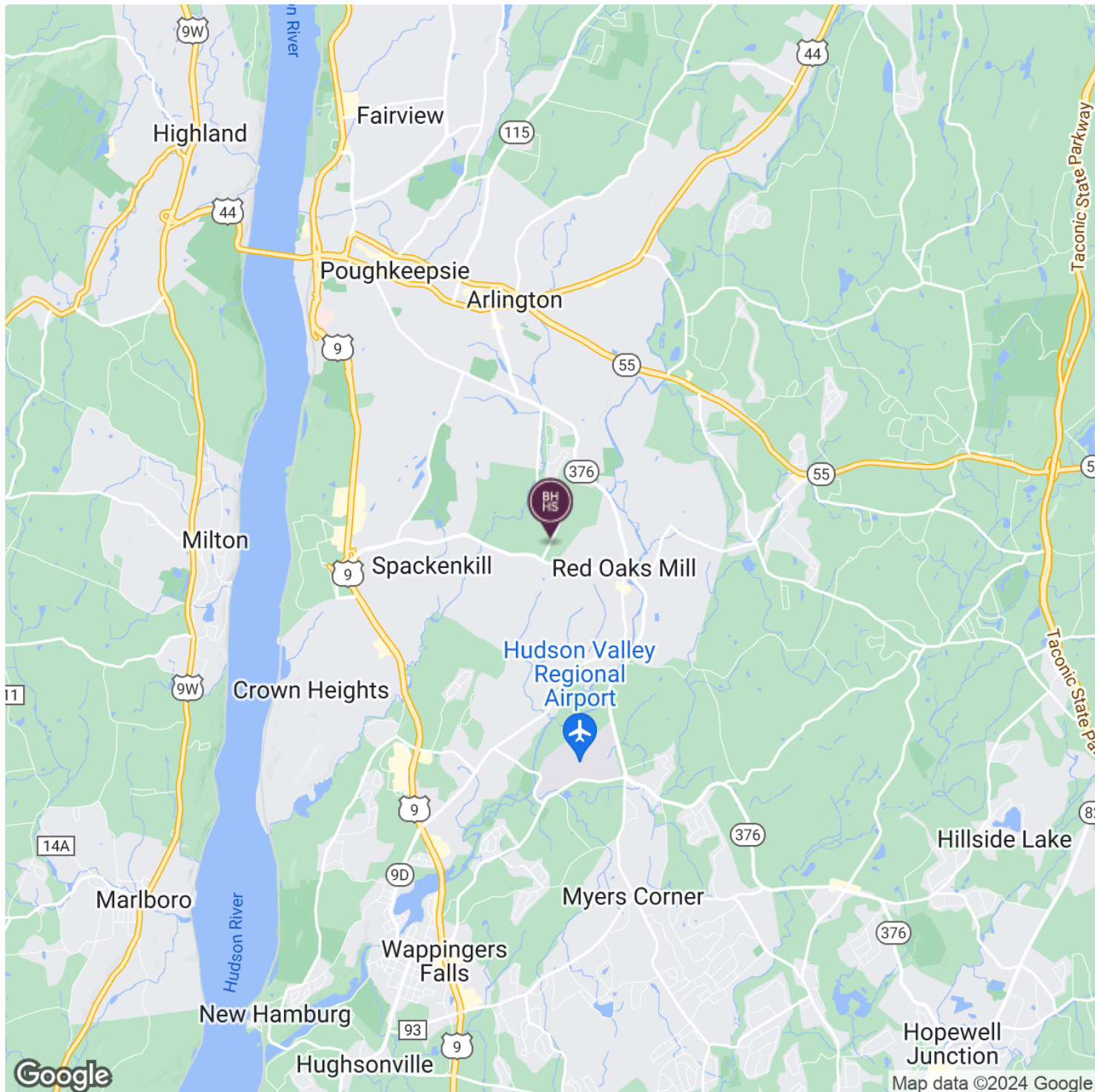
260 BOARDMAN ROAD, POUGHKEEPSIE, NY 12603

ADDITIONAL PHOTOS

BRIAN MOSSEY
Real Estate Salesperson
D. 845.288.4367
bmossey@bhhshudsonvalley.com

KENYON HOUSE - OFFICE/EDUCATIONAL/DAYCARE

260 BOARDMAN ROAD, POUGHKEEPSIE, NY 12603

LOCATION MAP
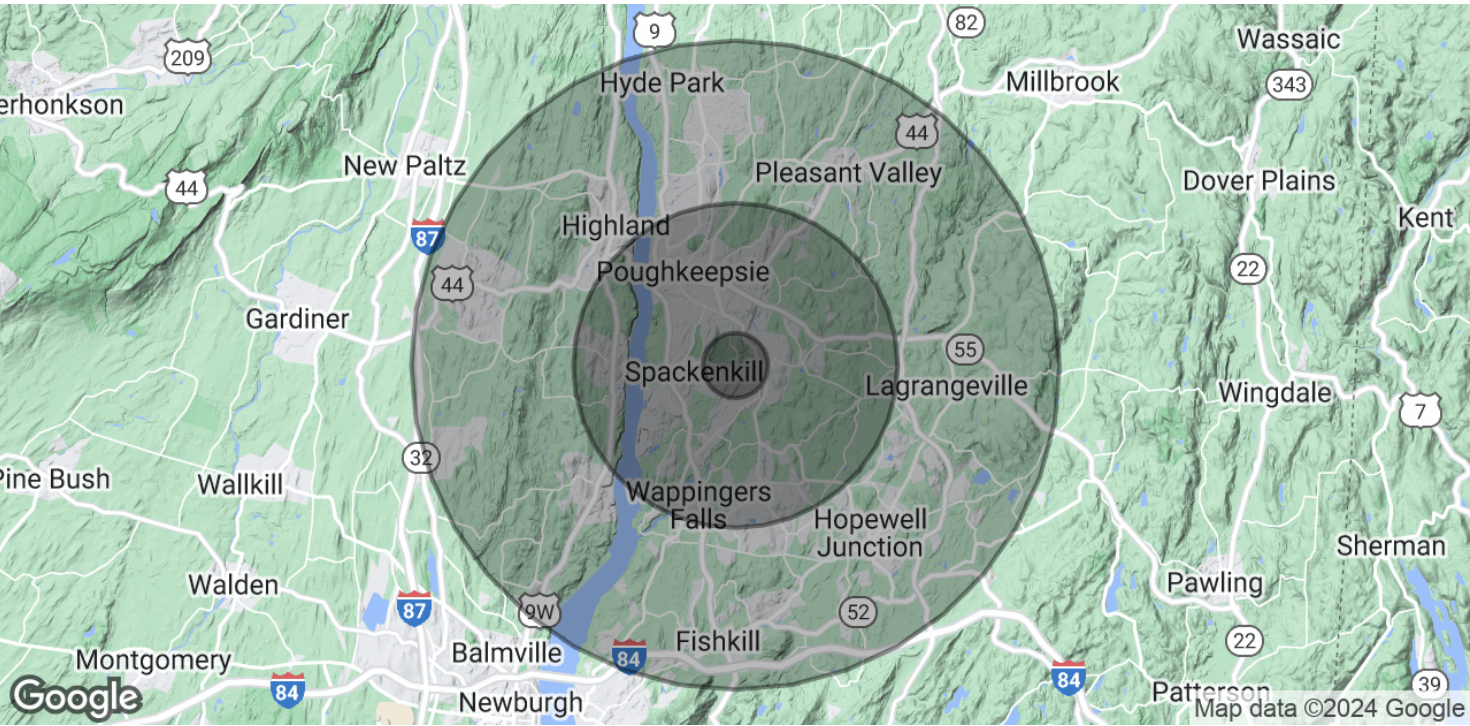
KENYON HOUSE - OFFICE/EDUCATIONAL/DAYCARE

260 BOARDMAN ROAD, POUGHKEEPSIE, NY 12603

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,956	99,068	218,651
Average Age	51.1	41.6	42.5
Average Age (Male)	47.5	40.5	41.1
Average Age (Female)	53.8	42.7	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,890	41,312	88,296
# of Persons per HH	2.6	2.4	2.5
Average HH Income	$148,126	$93,196	$99,408
Average House Value	$511,646	$233,465	$264,802

* Demographic data derived from 2020 ACS - US Census