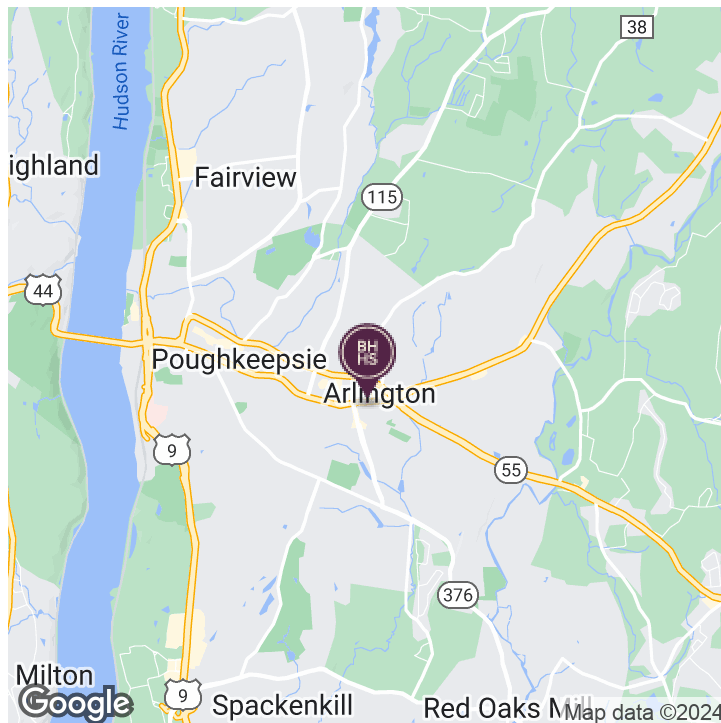


LARGE PRIVATE PARKING - ONE BLOCK FROM RAYMOND AVENUE

24 DAVIS AVENUE, POUGHKEEPSIE, NY 12603

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$399,900
Building Size:	3,852 SF
Available SF:	
Lot Size:	0.3 Acres
Number of Units:	3
Price / SF:	\$103.82
Year Built:	1912
Zoning:	Arlington Town Center

PROPERTY OVERVIEW

Impressive 3-story office building in a prime location, zoned Arlington Town Center in Central Dutchess County. This well-maintained property is conveniently situated just off the arterial, providing easy access. Enjoy the benefits of working in a vibrant area within walking distance of restaurants, shops, and the newly developed Arthur S. May project.

The building features onsite blacktop parking area with over 20 spaces. Additional maintenance shed on-site adds to the property's functionality.

PROPERTY HIGHLIGHTS

- Double sized lot
- Onsite Blacktop Parking for 20+ Vehicles
- First and second level leased through the end of 2025
- Newer furnace and utilities
- Basement Storage

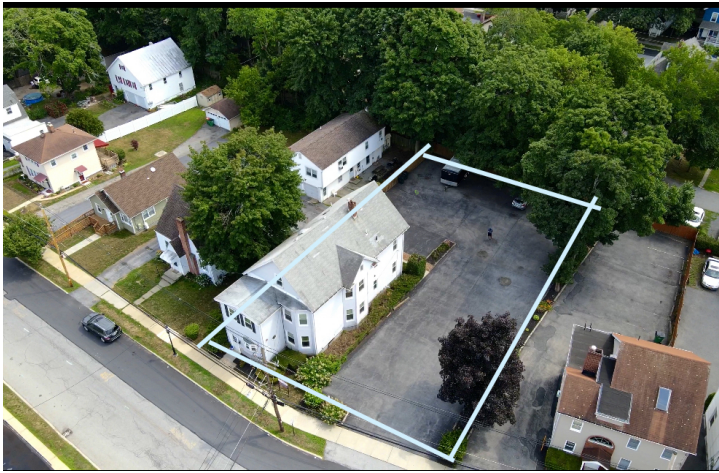
BRIAN MOSSEY

Real Estate Salesperson
D. 845.288.4367
bmossey@bhhshudsonvalley.com

MULTI-TENANT OFFICE BUILDING - LARGE PRIVATE PARKING - ONE BLOCK FROM RAYMOND AVENUE

24 DAVIS AVENUE, POUGHKEEPSIE, NY 12603

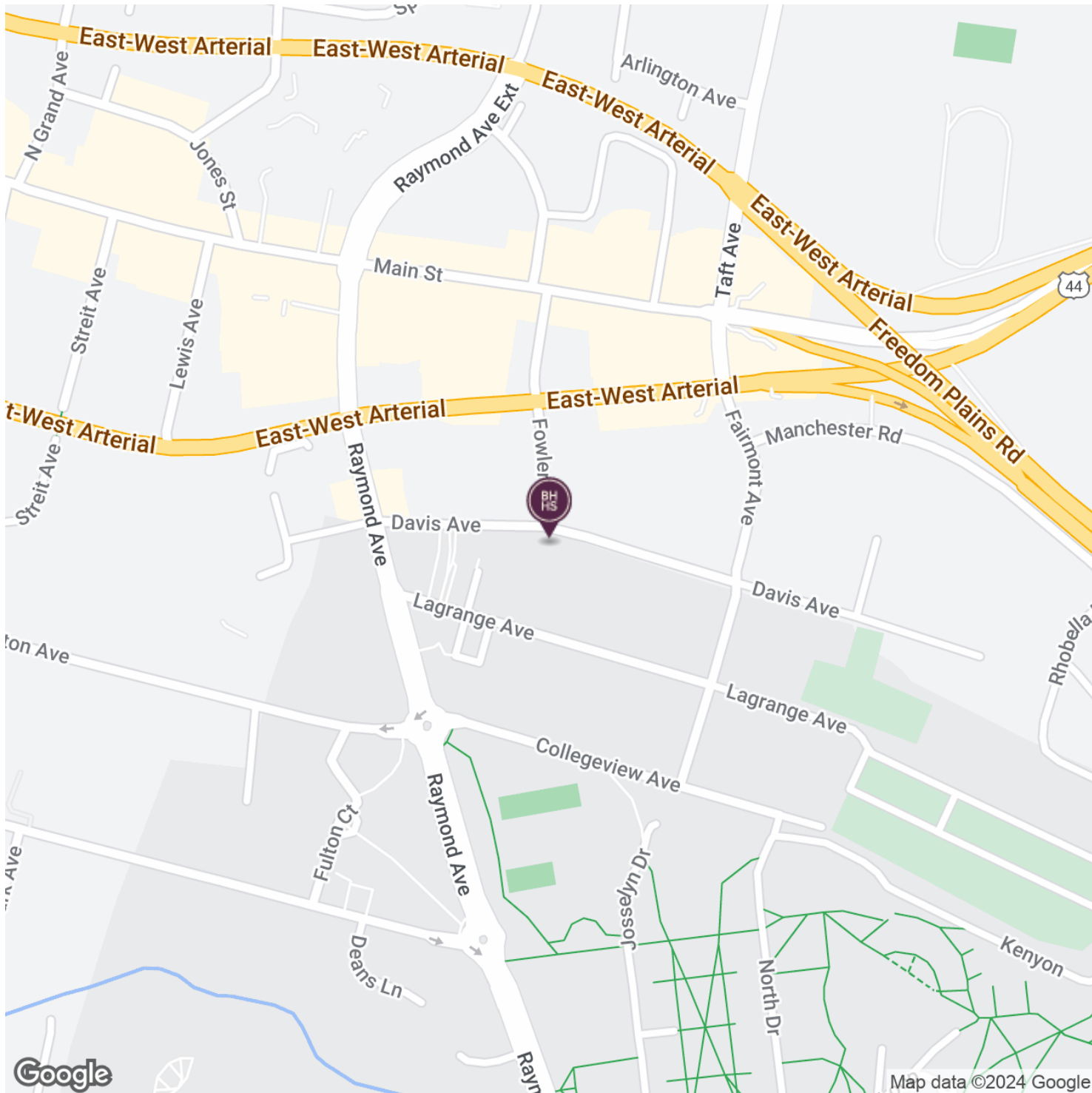
ADDITIONAL PHOTOS



MULTI-TENANT OFFICE BUILDING - LARGE PRIVATE PARKING - ONE BLOCK FROM RAYMOND AVENUE

24 DAVIS AVENUE, POUGHKEEPSIE, NY 12603

LOCATION MAP

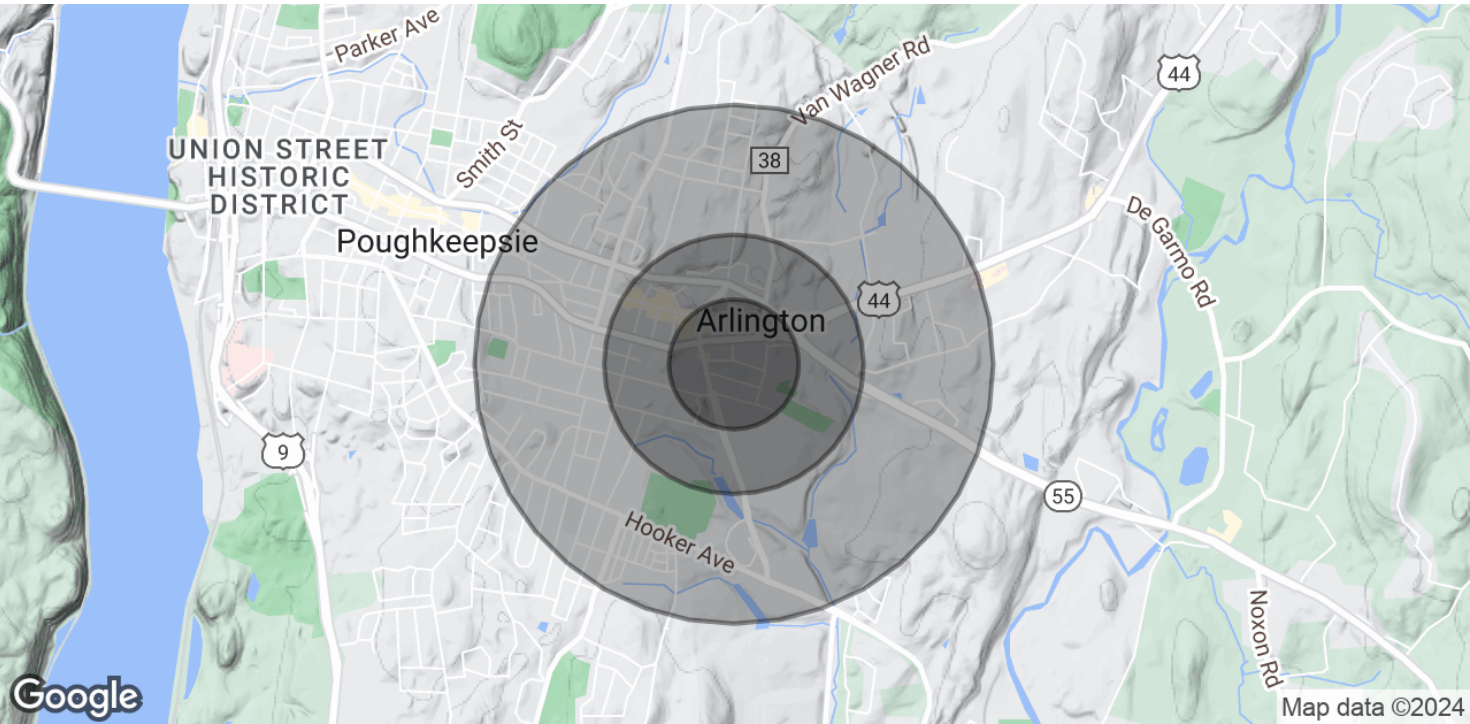




MULTI-TENANT OFFICE BUILDING - LARGE PRIVATE PARKING - ONE BLOCK FROM RAYMOND AVENUE

24 DAVIS AVENUE, POUGHKEEPSIE, NY 12603

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	836	3,479	15,127
Average Age	36.6	34.2	35.5
Average Age (Male)	37.3	34.2	35.7
Average Age (Female)	38.5	36.6	36.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	392	1,419	5,870
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$67,795	\$74,704	\$71,297
Average House Value	\$217,609	\$192,364	\$183,754

* Demographic data derived from 2020 ACS - US Census