

187-191 CHURCH ST. & 22 CANNON ST. - POUGHKEEPSIE, NY

📍 187 Church St, Poughkeepsie, NY, USA



FOR SALE
6,393 sq. ft. Office/Retail Building
w/ 85 PARKING SPACES
 187-191 Church Street & 22 Cannon Street
 Poughkeepsie, New York

GENERAL INFORMATION:
 Lot Size: 22 Cannon: 0.34 acres
 187 Church: 0.33 acres
 Parking: 22 Cannon: 80
 187 Church: 25
 Building Area: 6,393 sq. ft.
 Vacant Area: 4,453 sq. ft.
 Space Type: Retail
 Zoning: C-2 - Central Commercial District
 Primary Use: Retail stores, business, Professional office, Bank site w/ drive-up window, parking facility, government offices, restaurant, tax station
 Year Built: 1983


FOR MORE INFORMATION PLEASE CONTACT:

Walt Finerman
 Commercial Real Estate Broker
 Office: 845.227.2900
 Cell: 845.756.6944
 Mail: wfin@prudential.com

Prudential
 Seris Prime Properties
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ADDITIONAL INFORMATION
 Location: 187-191 Church Street and 22 Cannon Street, City of Poughkeepsie
 Building style: Retail / Office
 Construction: Masonry with stucco finish. Steel supporting beams, concrete slab. Built in 1983 with new rubber membrane roof in 2001. Drop ceiling. Additional exterior interior being completed for national tenant.
 Interior: These separate suites can easily be opened up. No load bearing walls only columns. Drop ceilings cover original tin ceiling. Suites sizes range from 2,000 sq. ft. to 3,000 sq. ft.
 Utilities: City sewer & water. Each suite has own HVAC units (gas heat) and separate electrical meter.
 Asking Price: \$650,000

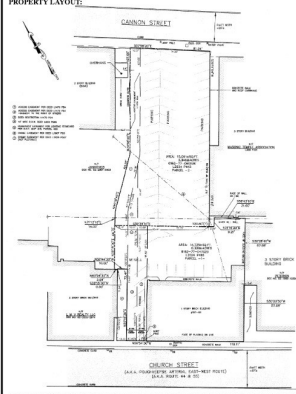
BUILDING LAYOUT:




PROPERTY DESCRIPTION:
 Rare opportunity. Two contiguous parcels available with connecting access from Church Street (Rte. 56 & 44 East) through to Cannon Street. Is a block from Market Street. Attractive 6,393 sq. ft. building with excellent exposure to Church Street. National retail restaurant occupancy 2,000 sq. ft. of the building w/ 10-year lease, and 2x five year options. Major improvements to exterior of the building currently underway. Two suites available. Individual utility meters. The high demand for parking allows current owner to lease out all 87 parking spaces on the 22 cannon street parcel. City water, sewer & gas.

PROPERTY HIGHLIGHTS:
 -Solid National Tenant
 -Capital currently being invested to reposition the property
 -Excellent location with frontage on two key City of Poughkeepsie street
 -Highly desired parking area w/ 87 spaces continually rented
 -Attractive & visible stand-alone commercial building
 -Flexibility of lease or purchase
 -Easily modified interior space
 -City water and sewer

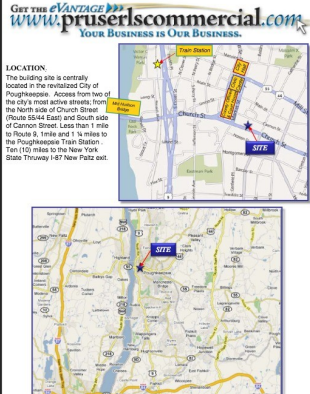
PROPERTY LAYOUT:



Information as shown hereon are deemed to be reliable and accurate but we make no guarantee, warranty or representation there to.

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LOCATION
 The building site is centrally located in the revitalized City of Poughkeepsie. Access from two of the city's most active streets, from the North side of Church Street (Route 56/44 East) and South side of Cannon Street. Less than 1 mile to Route 9, 1 mile and 1/4 miles to the Poughkeepsie Train Station. Ten (10) miles to the New York State Thruway I-87 New York exit.



Property Overview

Price/Rent PSF	\$825,000.00
Asset Type	Retail
Trade Type	Sale
SQ. FT. Available	6,393
Date Available	06/04/2018

Contact



Walt
Finnerman
Agent

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☎ +1 (845) 705-0994

Description

Rare opportunity!

Two contiguous parcels available with connecting access from Church Street (Route 55 & 44 East) through to Cannon Street, 1/2 a block from market street

Attractive 6.393 SF building with excellent exposure to Church Street

National retail restaurant occupancy 2,000 SF of the building with 10-year lease, and 2x five year options

Major improvements to exterior of the building currently underway

Two suites available

Individual utility meters

The high demand for parking allows current owner to lease out all 57 parking space on the 22 cannon street parcel

City water, sewer and gas

See attached brochure for more!

Location

Google

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