

Renovated Restaurant



Presented by
McGrath Realty Inc

1112 Dutchess Tpke, Poughkeepsie, NY 12603



Renovated Restaurant

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Property Details

Two story restaurant that has been recently renovated. There is seating for 125+/- and a full bar. Kitchen is new. Ample parking on a corner lot

Price: \$650,000

- High Traffic Location
- New Kitchen
- Seating for 125+

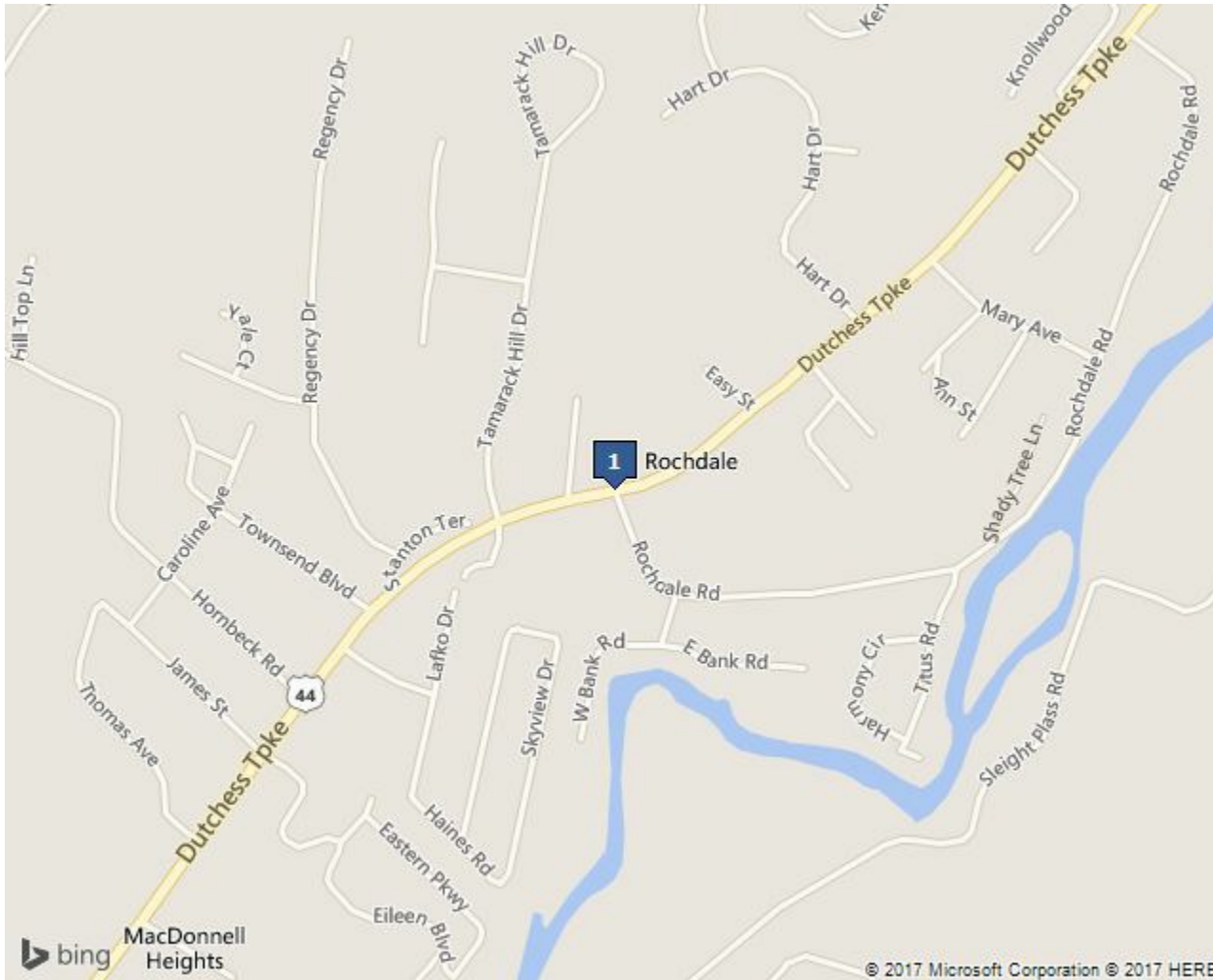
View the full listing here: <http://www.crelisting.net/Rxo8yoK8w/?StepID=107>

Price:	\$650,000
Building Size:	4,000 SF
Price/SF:	\$162.50
Property Type:	Retail
Property Sub-type:	Restaurant
Property Use Type:	Vacant/Owner-User
Commission Split:	2%
Occupancy:	0%
No. Stories:	2
Year Built:	1970

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Location



Location Description

Located on a heavily traveled roadway with offices and single family residences surrounding the property.

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Property Photos



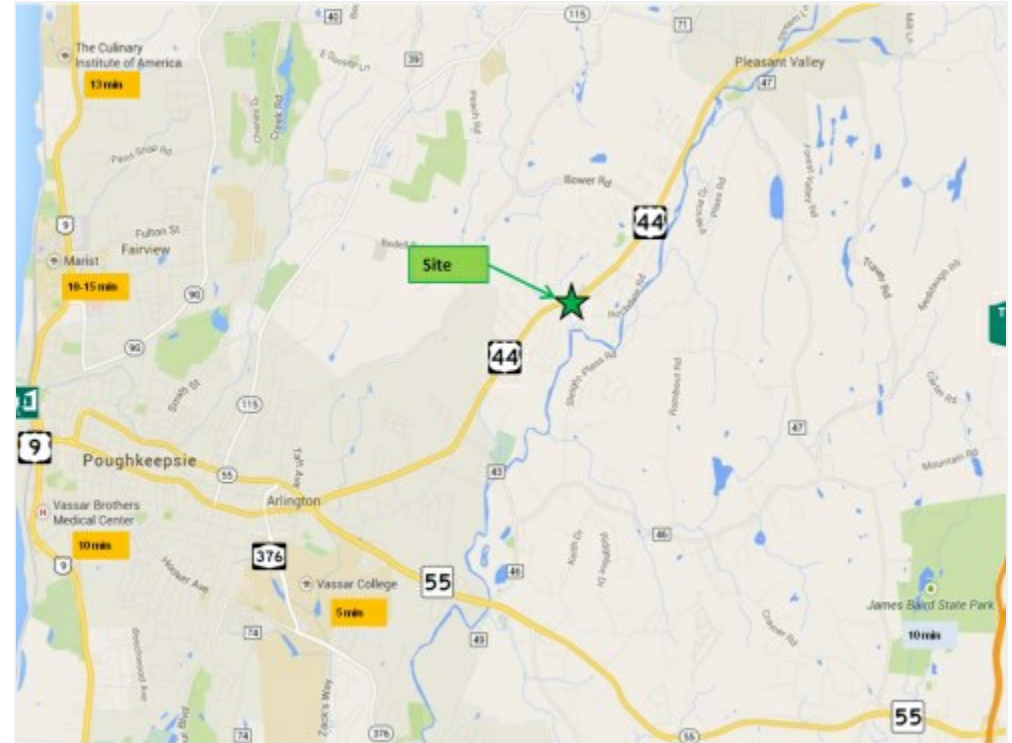
Front Of Restaurant



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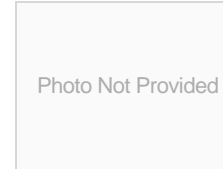
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Sales Comparables

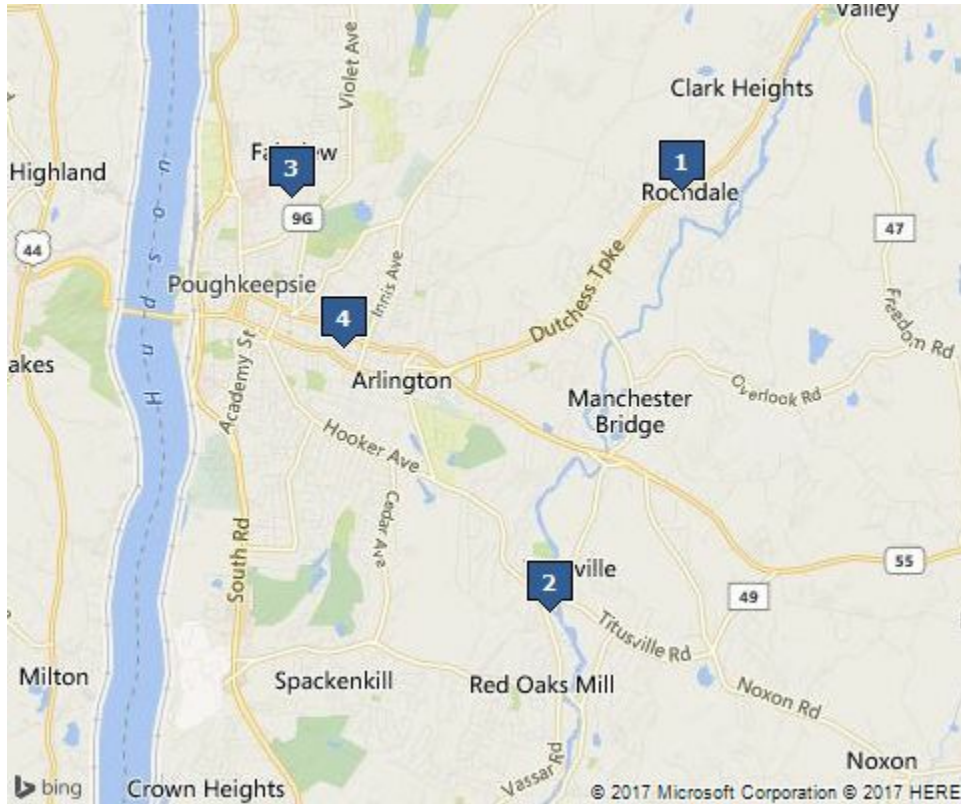


Address	1112 Dutchess Turnpike, Poughkeepsie, NY 12603	2186 New Hackensack Rd, Poughkeepsie, NY 12603	51 Fairview Ave, Poughkeepsie, NY 12601	632 Main St, Poughkeepsie, NY 12601
Property Type	Retail	Retail	Retail	Retail
Property Subtype	Restaurant	Restaurant	Restaurant	Restaurant
Zoning	*	R20*	R20*	C-2A*
Building Size	4,000 SF	2,452 SF	1,253 SF	338 SF
Year Built		1920		
No. Stories		2		
Lot Size	1.00 AC	5.20 AC	0.28 AC	0.22 AC
APN / Parcel ID	134689-6362-01-074606-0000	134689-6260-01-480676-0000	134689-6162-10-267589-0000	131300-6161-24-483895-0000
Asking Price	\$650,000	\$220,000		
Price Per	\$162.50 /SF	\$89.72 /SF		
Last Sold	06/10/2016	05/26/2016	01/12/2016	10/27/2015
Sale Price	\$535,000	\$221,600	\$50,000	\$125,000
Sale Price Per	\$133.75 /SF	\$90.38 /SF	\$39.90 /SF	\$369.82 /SF
Notes				

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Map of Comparables



	Property Address	Sale Date	Sale Price	Property Type	Subtype
1	1112 Dutchess Turnpike, Poughkeepsie, NY 12603	06/10/2016	\$535,000	Retail	Restaurant
2	2186 New Hackensack Rd, Poughkeepsie, NY 12603	05/26/2016	\$221,600	Retail	Restaurant
3	51 Fairview Ave, Poughkeepsie, NY 12601	01/12/2016	\$50,000	Retail	Restaurant
4	632 Main St, Poughkeepsie, NY 12601	10/27/2015	\$125,000	Retail	Restaurant

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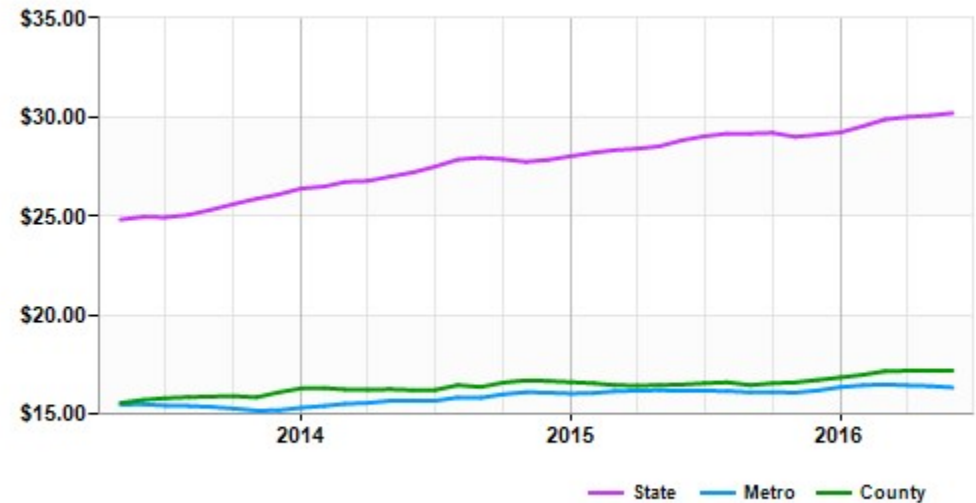
Market Trends

Asking Prices Retail for Sale Poughkeepsie, NY (\$/SF)



		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$169	+7.5%	+13.2%
—	Metro	\$118	-2.0%	-2.6%
—	County	\$135	+0.4%	-1.5%

Asking Rent Retail for Lease Poughkeepsie, NY (\$/SF/Year)



		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$30.19	+1.1%	+4.7%
—	Metro	\$16.33	-0.9%	+1.0%
—	County	\$17.19	+0.2%	+4.3%

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Broker Profile



Kevin McGrath

Thirty Five years in the land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management Sales and leasing of commercial properties.

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License: Broker



McGrath Realty Inc

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Current Occupation:	President/Owner McGrath Realty Inc.
Work Experience:	Thirty Five years in the commercial land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management
Education:	John F Kennedy
Organizations/Associations:	LoopNet, Inc.
Honors/Awards:	Kennedy Award
Website:	http://www.mcgrathcorp.com/
Interests:	Golf, Football, College Hoops, farming