



Hudson Valley - Catskill Region MLS



**DUTCHESS**  
471 Main St, Poughkeepsie, NY 12601

<https://gristmillrealestate.com>

**\$744,000**

TURN KEY BUSINESS OPPORTUNITY IN BOASTING HIGH TRAFFIC AREA OF DUTCHESS COUNTY ON MAIN STREET IN POUGHKEEPSIE RIGHT IN THE HEART OF THE CURRENT BOOM OF INDUSTRY GROWTH AND NEW DEVELOPMENTS HAPPENING NOW IN THE HUDSON VALLEY. WITH OVER 4 DECADES OF A THRIVING BUSINESS THIS OWNER IS READY TO PASS THE REINS TO THE NEXT BUSINESS OWNER. SOLID BRICK BUILDING WITH WHEEL CHAIR RAMP, OFFICE AND RECEPTION AREA, 3 HALF BATHS, RESTORATION ROOM, ADDITIONAL SEPARATE SPRAY PAINT BOOTH, UPSTAIRS ATTIC HAS SO MUCH POTENTIAL, SPIES HECKER COMPUTERIZED PAINT MIXING SYSTEM, DOUBLE ENDED DOWN DRAFT BAKE OVEN SPRAY BOOTH, CELETTE FRAME MACHINE WITH CENTER LIFT, CAR ALIGNER FRAME MACHINE WITH 2 POWER PULLING POST (9,200LBS). CONVENIENT LOCATION WITH MAIN STREET VISIBILITY, GATE PROTECTED, CLOSE TO POUGHKEEPSIE BRIDGE, VASSAR HOSPITAL, NY STATE THRUWAY AND LESS THAN 2 HOURS FROM NYC.

**MLS ID:** 20240408

**Status Category:** Active

**Zone:** C-3

**Year built:** 1920

**Basement:** Other/see Remarks, Partial, Slab

**Ceiling Height:** 14

**Date added:** Added 7 months ago

## INTERIOR FEATURES

**Flooring:** Concrete, Wide Board

## UTILITIES

**Heat Source:** Forced Air

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:** 12 X 12

**Listing Category:** Commercial/industrial

**Area, sq ft:** 5829 sq ft

**Acreage:** 0.52

**Age:** 100-200

**Other Rooms:** Other/see Remarks

**Commercial Features:** Display Window, Handicap Access, Private Restrooms, Public Bathrooms, Signs Owned, Storage Area, Doors Under 10ft, Doors Over 10ft

**Cooling/Air Conditioning:** Wall Unit

**Heating Fuel:** Oil

**Electricity:** Three Phase

**Garage/Parking Extras:** Lot-paved, Off Street, Parking Spaces 6-10, Parking Spaces 11-20

**Construction:** Frame/stick, Masonry

**Road Frontage:** City Street

**Lot Dimensions:** 0.52 Acres

**Other Buildings:** Workshop, Other/see Remarks

**Additional Exterior Features:** Doors 10-15 Ft

**Lot/Site:** City

## LOCATION DETAILS

**Area/Town:** Dutchess

**County:** Dutchess County

**School District:** Poughkeepsie City School Distric

**Directions:** From The Mid Hudson Bridge Towards Poughkeepsie, Stay On Church St (rt 44) Make A Left Onto S Hamilton, Make Your Second Right Onto Main St Til 471 Is On Your Left.

## LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Nunez

**Agent First Name:** Yameil



### Contact us

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