

\$1,350,000 - 16 Pershing Avenue, Poughkeepsie

MLS® #20231700

\$1,350,000

Bedroom, Bathroom, 7,971 sqft
Commercial on 1 Acres

N/A, Poughkeepsie, NY

16 Pershing Avenue, Poughkeepsie, NY
12601 The underlying site has an irregular shape and comprises 1.31± acres with 257± feet of frontage along Pershing Avenue and 124± feet of frontage along Main Street. Public utilities include electric, natural gas, telecommunications, and municipal water and sewer. There is adequate on-site parking provided for 25± vehicles. Site improvements consist of asphalt paving, exterior lighting and signage, concrete curbs and sidewalks, crushed stone patio and landscaping. The building itself comprises 7,971± square feet of building area and is configured as 5,452± sq. ft. of open garage area and 2,519± sq. ft. of finished office/employee area. The garage area consists of 5 garage bays with overhead doors, 14'± ceiling heights, ceiling hanging propane heaters, a drainage system and an overhead ventilation system. The finished office/employee area is configured as several private offices, a conference/class room, a shower room, men's and women's bathrooms, an employee lounge, a kitchenette, and storage. Exterior is brick veneer with plaster. Metal roof. Vertical sliding double hung windows throughout. There are four (4) external entrance/exits. Additionally, there are 5 garage bays. A mix of low pile carpet and laminate wood plank throughout office area. Drop ceilings with lay in tiles in the finished office/employee area. Painted drywall ceilings in the garage area. Interior walls consist of painted drywall on studs.



Predominantly solid wood doors throughout with some solid metal exterior doors. A mix of recessed fluorescent and/or LED troffers and open fluorescent luminaire strip lights. The finished office area is equipped with men's and women's single-stall bathrooms. There is adequate electric service. Forced air heating is provided by two (2) natural gas-fired boilers as well as overhead propane heaters in the garage area. Cooling is provided by two (2) pad mounted packaged air units. Additionally, the building is equipped with a Kohler backup generator. Hot water is supplied by a hot water heater. The building is equipped with a Silent Knight fire alarm monitoring system with smoke detectors and emergency lighting.

Built in 2016

Essential Information

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|----------------|-------------|
| MLS® # | 20231700 |
| Price | \$1,350,000 |
| Square Footage | 7,971 |
| Acres | 1.31 |
| Year Built | 2016 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | SOLD |
| MLS | ucbr_sold |

Community Information

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|-------------|--------------------|
| Address | 16 Pershing Avenue |
| Area | OOB - DUTCHESS |
| Subdivision | N/A |
| City | Poughkeepsie |
| County | Dutchess County |
| State | NY |
| Zip Code | 12601 |

Amenities

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|----------|--|
| Features | FIRE ALARM, KITCHEN FACILITES, O/H DOORS ELECTRIC, PRIVATE RESTROOMS, SIGNS OWNED, STORAGE AREA, DOORS OVER 10FT |
| Parking | Parking Spaces 20+, LOT-PAVED |
| Garages | Y |

Interior

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|---------|------------|
| Heating | FORCED AIR |
| Cooling | CENTRAL |

Exterior

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|--------------|-------------|
| Construction | FRAME/STICK |
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School Information

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| District | Arlington Central School District |
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Additional Information

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| Date Listed | June 15th, 2023 |
| Days on Market | 304 |
| Zoning | 16 Pershing Ave |