



# AUTOMOTIVE GARAGE, 3 BAYS

1603 NY-52, FISHKILL, NY 12524



NEAR IPARK84 [HTTPS://IPARK84.COM/](https://ipark84.com/)

**ADDRESS:** 1603 NY Route 52  
Fishkill, NY 12524

**LOCATION:** Interstate 84 (Exit 46)  
(5 Minutes / 2.4 Miles)  
Newburgh Beacon Bridge  
(13 Minutes / 6.6 Miles)  
Taconic State Parkway  
(11 Minutes / 6.7 Miles)

**ACREAGE:** 0.935 AC

**BUILDING SIZE:** 1,883 SF

**TRAFFIC COUNT:** 16,775 on NYS Rt 82 / NYS Rt 52

**ASKING PRICE:** **New Asking Price: \$795,000**  
~~Previously Asking: \$895,000~~



## LOCATION OVERVIEW

Fishkill, New York is a charming village with a rich history dating back to the American Revolution. Once a vital supply depot, it now offers a blend of historical sites like the Van Wyck Homestead Museum and modern amenities. Conveniently located near Interstate 84, Fishkill provides easy access to both New York City and the Hudson Valley while maintaining a strong sense of community. Visitors can enjoy outdoor activities, explore local shops and restaurants, or simply relax in this picturesque setting.



CR Properties Group, LLC  
295 Main Street  
Poughkeepsie, NY 12601  
[www.crproperties.com](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

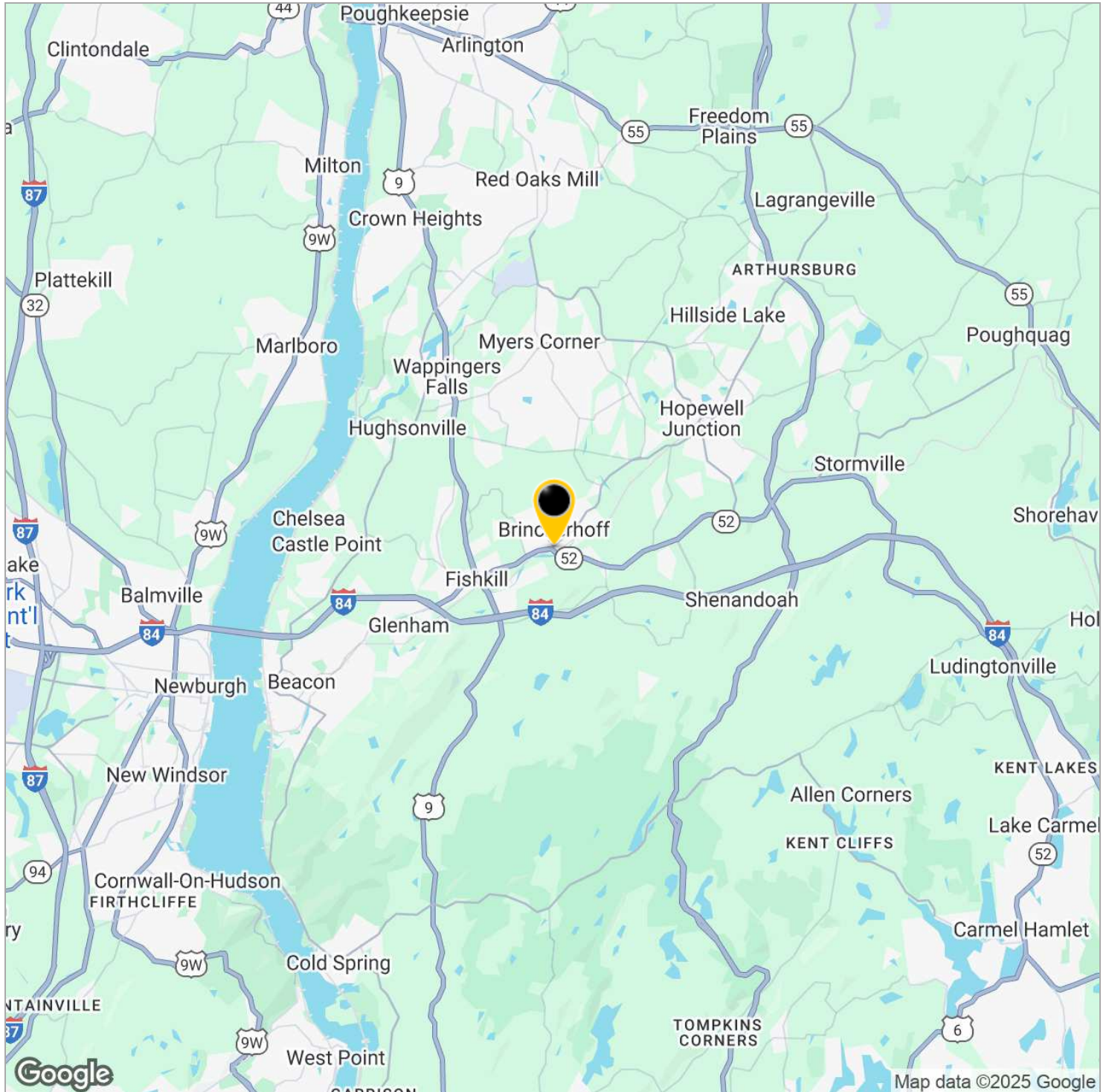
Thomas M. Cervone  
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# INTERSTATE 84 - 5 MINUTES AWAY

## TACONIC STATE PARKWAY - 11 MINUTES AWAY

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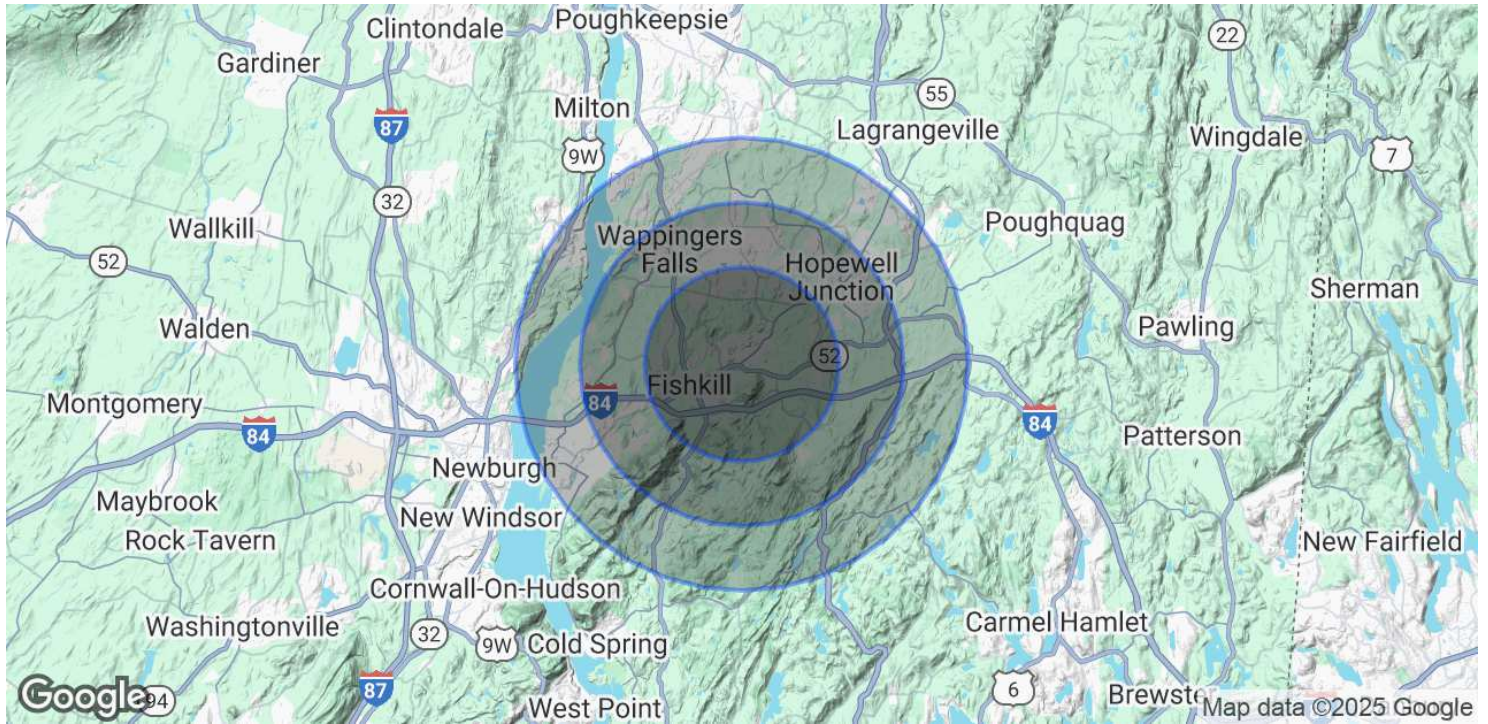
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# DEMOGRAPHICS & STATISTICS

## POPULATION, HOUSEHOLD & INCOME

### MID-HUDSON VALLEY REGION



#### POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	25,367	64,892	105,383
Average Age	45	44	43
Average Age (Male)	43	42	42
Average Age (Female)	46	45	44

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	10,131	24,602	40,326
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$139,406	\$137,853	\$145,600
Average House Value	\$447,930	\$441,884	\$457,585

Demographics data derived from AlphaMap



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