



HOULIHAN LAWRENCE  
COMMERCIAL

INTRODUCING

**260 Mill Street**

POUGHKEEPSIE, N.Y. 12601





**25,000**  
SQFT.

**\$1,800,000**  
OFFERED AT

Musical Theater/Entertainment Venue in the Heart of Downtown Poughkeepsie  
High-visibility Location along NYS-44/55 en route to Mid-Hudson Bridge  
Zoned Innovation District Civic Core - Arts/Event Venue, Hotel, Market, Office/Medical, Restaurant  
Adjacent to Hilton DoubleTree Hotel, Office/Medical, City/County Offices, Post Office, Breweries  
Nearby Waterfront, Train, Two Hospitals, Three Colleges, Numerous Tourist Attractions



Changepoint Church at 260 Mill Street is known for its dynamic live programming, including musical acts, comedic performances, award shows and more.

The entertainment and event venue is known to host the annual Dutchess County Regional Chamber of Commerce 40 Under 40 Awards Show, as well as public hearings and other sessions of Dutchess County Government, City of Poughkeepsie and the Poughkeepsie City School District.

A variety of rock concerts, weddings, comedy shows and other celebrations and happenings have also taken advantage of the large main hall, smaller community hall, chapel and cafe spaces within the building.









## SITE DETAILS

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- Est. 18,000SF finished space + 7,000SF basement over two attached buildings on 0.83ac
- 600amp electric panel, isolated grounds, wiring installed in 2013
- Verizon FIOS set-up with 1000/1000mbps download/upload speed
- Elevator in Education Building offers full ADA access to site
- One electric meter, two gas meters (Main Building, Education Building)
- Four gas furnaces for Central Heating/AC in Main Building
- Two gas Boilers for Central Heating, AC Window Units in Education Building
- Five New Split Ductless Heating/AC units (2 Cafe, 2 Chapel, 1 Sound Engineer Office)
- On-site surface parking lot striped for 15 cars
- Elevated outdoor patio ideal for employee break area or gathering space
- Personal Property available with sale upon request





## MAIN BUILDING

- 5,500SF+/- Main Hall w/ Mezzanine - Occupancy 416
- 1,376SF Cafe Kitchen/Dining (first floor behind Main Hall) - Occupancy 189
- 1,752SF Chapel (second floor behind Main Hall) - Occupancy 254
- Heat pumps, water-filled radiant flooring, plumbing in 2013
- Insulation in historic windows in 2013
- Cement ramp that allows handicap access to the Community Room in 2013
- Slate roof recently inspected with minor repairs needed
- 2021 Assessment \$837,000 (currently tax exempt)

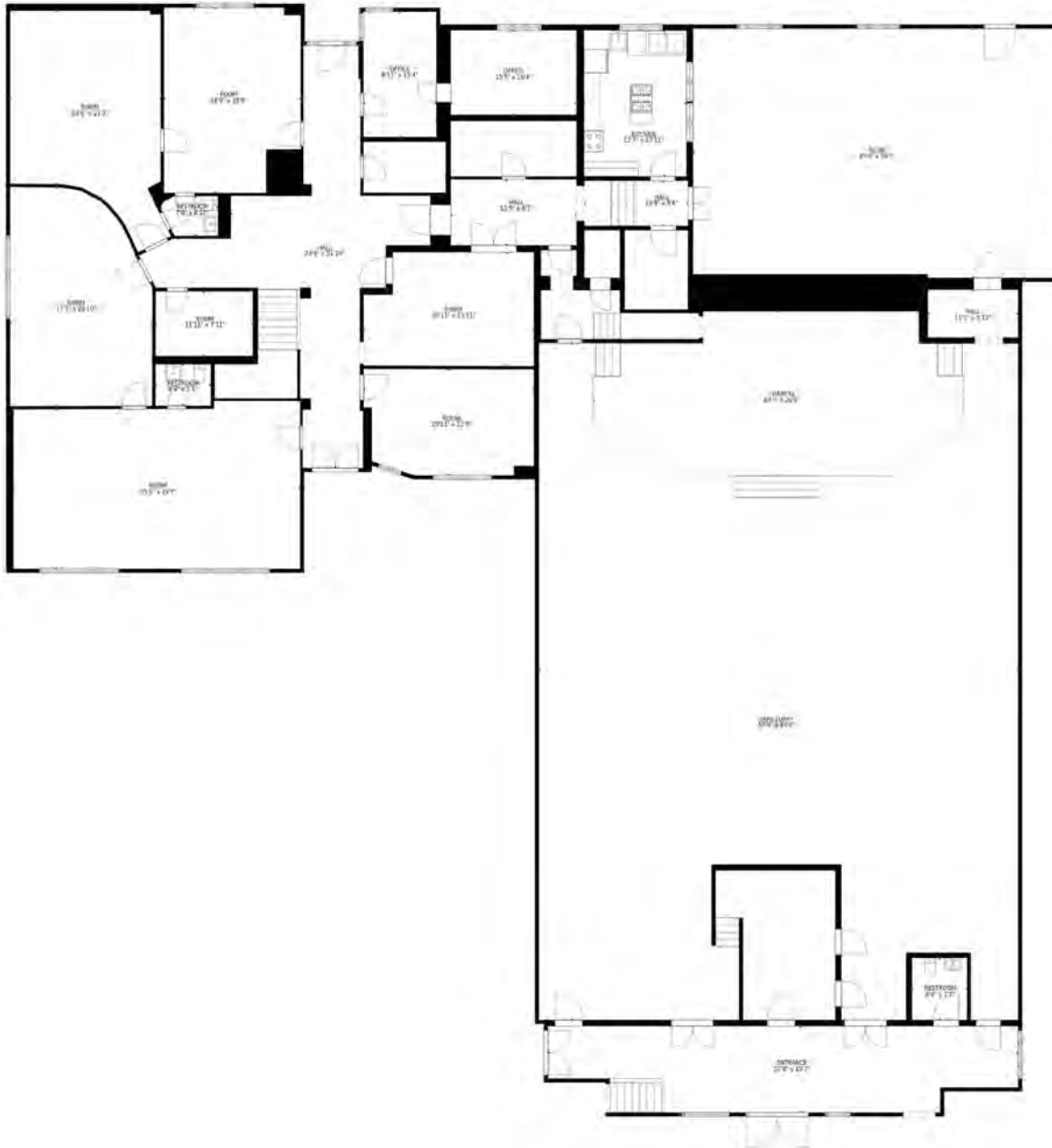






## EDUCATION WING

- 2-story 4,000SF+/- Classrooms/Offices/Kitchen
- Attached to Cafe/Kitchen on First Floor
- Attached to Chapel on Second Floor
- Baseboard heating, window A/C units
- Fenced-in outdoor playground with equipment
- Interior elevator inspected annually
- Metal ramp allowing handicap access to main floor installed in 2013
- New Duralast rubber roof, Acron double-hung windows in 2018



GROSS INTERNAL AREA  
 FLOOR 1: 11915 sq. ft, FLOOR 2: 5782 sq. ft  
 TOTAL: 17698 sq. ft

ALL SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 11915 sq. ft, FLOOR 2: 5782 sq. ft  
 TOTAL: 17698 sq. ft  
 THESE DIMENSIONS ARE APPROXIMATE. SEE PLAN FOR MORE.



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WORLD CLASS CONNECTIONS.



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