

Client Full 1 Page

5926 Rt 9 Route 9, Rhinebeck, New York 12572

MLS#: **806055**
 Status: **Active**

Prop Type: **Residential Income**
 Sub Type: **Triplex**

Price: **\$775,000**
 DOM: **27**



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|----------------------------------|---|
| City/Township: Rhinebeck | County: Dutchess County |
| Post Offc/Town: Rhinebeck | NYC Nghbrhd: No |
| Bedrooms: 2 | Senior Comm: No |
| Baths: 2 | Sqft Total: 1,300 Public Records |
| Architect. Style: Other | Waterfront: No |
| Yr Built: 1978 | Water Frontage Length: No |
| Yr Blt Effective: | Water Access: No |
| Property Cond: Actual | Lot Size SqFt: |
| Acre(s): 1.55 | Lot Size Dim: |

Public Remarks

A very unique property consisting of a charming and private 3 bedroom cape with a large private rear yard , 3 bedrooms and a large open living dining area . Could be used as rental income or a hard to find live work situation.This unit is currently rented below market rent no lease but tennant would pay more if allowed to stay . Building number 2 is a small neat 2 bedroom apartment 1 bath nice sized rooms and easily rentable. Perfect for 2 people has off street parking and deck on rear . Building 3 is a 1300 foot shop office used for the past 30 years as a plumbing shop/ office .Has over head doors a nice office area and a small kitchenette and bathroom . A storage loft up top. Great for a small business , car collector or art studio or many other uses . Property is in good condition and a great location the tennent in the cape would stay and pay more rent but has no lease so he is month to month.

Interior Features

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|------------------------------------|----------------------|
| Interior: 1st Floor Bedroom | Fireplace: No |
| Flooring: | Attic: Common |
| Basement: No | |

Exterior Features

| | | |
|---|---------------------------|--------------|
| Lot Feat: Back Yard | Carport/Spaces: No | Parking Fee: |
| Garage/Spaces: No | | |
| Parking: 6 | | |
| Construction: Advanced Framing Technique, Batts Insulation | | Foundation: |
| Pool: No | Patio/Porch Feat: | |

Systems & Utilities

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|--|-----------------------------------|
| Cooling: Individual | Sewer: Septic Above Ground |
| Heating: Forced Air | Water: Drilled Well |
| Utilities: Cable Connected, Electricity Connected, Phone Connected, Propane | Water/Sewer Expense: |
| Electric Co: Central Hudson | Other Equip: |
| # Electric Meters: 3 | # Gas Meters: |
| # Heat Units: 3 | Tenant Pays: All Utilities |

Community/Association

| | |
|-----------------------------------|---|
| School District: Rhinebeck | Elem Sch: Chancellor Livingston Elementary Sch |
| Middle Sch: | High Sch: Rhinebeck Senior High School |
| Addl Fees: No | Addl Fee Desc: |

Property/Tax/Legal

| | | |
|--|----------------------------------|---------------------------------|
| Tax ID#: 135089-6169-00-540112-0000 | Taxes Annual: \$8,953.55 | Tax Year: 2023 |
| Taxes Include: | Assessed Value: \$657,000 | Tax Source: Municipality |
| Property Attchd: No | Zoning: | Flip Tax: |

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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