

**2400 U.S. 9**  
**Hudson, NY 12534**

**\$599,900**



*Brought to you as a courtesy of:*



Theodore Banta III  
 RVW Select Properties  
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## Basics

Beds	*****
Baths	2
Baths Full	*****
Living Area	5989

## Details

Sub Type:	Office
Year Built:	1974

Acres: 1.75

## Additional Info

Basement	Yes
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## Remarks

Strategically positioned along the high-visibility Route 9 corridor, this expansive 6,000 square foot mixed-use property offers a rare combination of rural charm and modern infrastructure just minutes from the cultural hubs of Hudson, Red Hook, and Rhinebeck. Long established as a successful medical office, the building has been meticulously maintained, featuring a recent roof (2018) with a 10 year warranty and a lifetime guarantee, energy-efficient Andersen windows, and a comprehensive B-Dry drainage system to ensure long-term durability. The interior is defined by its remarkable flexibility; the current layout features eight-foot ceilings and removable walls, allowing for a seamless transition from a clinical or office environment into a modern, open-concept creative studio or a high-end residential conversion. Investors and entrepreneurs will appreciate the property's robust mechanical backbone, which includes four-zone heating, a sophisticated 24-hour fire and smoke alarm system, and two electrical sub-panels to support heavy-duty operations. With its proximity to the Amtrak stations in both Hudson and Rhinecliff, the location serves as a perfect bridge for those seeking access to the New York City market while enjoying the space and serenity of the Hudson Valley. Ample on-site parking and a single-car garage further enhance the site's utility for high-traffic commercial use or multi-unit development. Historically commanding a strong triple-net lease and a fair market rent estimate of 17 per square foot, this property stands ready for its next chapter, offering a

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<b>Number Of Units</b>	1	<b>Sub-Type:</b>	Office
<b>Total:</b>		<b>Township:</b>	Livingston
<b>Basement YN:</b>	Yes	<b>Town:</b>	Livingston
<b>Building Area</b>	5,989	<b>(Taxable):</b>	
<b>Total:</b>		<b>911 Address:</b>	2400 Route 9 Livingston NY 12534
<b>Year Built:</b>	1974	<b>Lot Size</b>	1.75
<b>Year Built Details:</b>	As per public data	<b>Acres:</b>	
		<b>Zoning:</b>	LDR-2
		<b>Zoning Description:</b>	465 - Prof bldg
		<b>Frontage</b>	On Route 9, approximately 360'
		<b>Length:</b>	
		<b>Lease Considered</b>	No
		<b>YN:</b>	

**Public Remarks:** Strategically positioned along the high-visibility Route 9 corridor, this expansive 6,000 square foot mixed-use property offers a rare combination of rural charm and modern infrastructure just minutes from the cultural hubs of Hudson, Red Hook, and Rhinebeck. Long established as a successful medical office, the building has been meticulously maintained, featuring a recent roof (2018) with a 10 year warranty and a lifetime guarantee, energy-efficient Andersen windows, and a comprehensive B-Dry drainage system to ensure long-term durability. The interior is defined by its remarkable flexibility; the current layout features eight-foot ceilings and removable walls, allowing for a seamless transition from a clinical or office environment into a modern, open-concept creative studio or a high-end residential conversion. Investors and entrepreneurs will appreciate the property's robust mechanical backbone, which includes four-zone heating, a sophisticated 24-hour fire and smoke alarm system, and two electrical sub-panels to support heavy-duty operations. With its proximity to the Amtrak stations in both Hudson and Rhinecliff, the location serves as a perfect bridge for those seeking access to the New York City market while enjoying the space and serenity of the Hudson Valley. Ample on-site parking and a single-car garage further enhance the site's utility for high-traffic commercial use or multi-unit development. Historically commanding a strong triple-net lease and a fair market rent estimate of 17 per square foot, this property stands ready for its next chapter, offering a blank canvas for a visionary owner to capitalize on one of the most accessible and versatile commercial footprints in Columbia County.

**Possession:** Close Of Escrow

**Status Change Timestamp:** 01/23/2026

**Original List Price:** \$599

**List Price:** \$599,900

**School District:** Red Hook Central  
School District

**Tax Annual Amount:**

\$12,010

170.-2-6.112

**List Price/SqFt:** \$100.17

**General Tax:**

\$0

6.112

**School Tax:**

\$9,207.6

2

**Town Tax:**

2,801.95

Tax Exemptions YN: No

**Tax Assessed Value:**

\$282,336

**Assessors Full Market Value:** \$600,715

**Basement:** Full; Partially Finished; Storage Space

**Book Information:** Liber/Book: C396; Page: F1704; Section: 170

**Building Features:** Overhead Door(s); Number of Overhead  
Doors: 1; Private Restroom(s); Storage

**Business Type:** Administrative and Support; Adult Care;  
Animal Grooming; Aquarium Supplies; Art Gallery; Arts and  
Entertainment; Athletic; Barber/Beauty; Bed & Breakfast;  
Books/Cards/Stationary; Cabinets; Candy/Cookie; Carpet/Tile;  
Child Care; Church; Clothing; Commercial; Computer; Dance  
Studio; Dental; Distribution; Education/School; Electronics;  
Financial; Fitness; Furniture; Gift Shop; Health Food; Health  
Services; Jewelry; Medical; Mixed; Music; Nursing Home;  
Office Supply; Pet Store; Professional Service;  
Professional/Office; Real Estate; Retail; Sporting Goods; Toys;  
Travel; Upholstery; Utility; Video

**Construction Materials:** Asphalt; Frame; Vinyl Siding

**Cooling:** Attic Fan; Ceiling Fan(s); Central Air; Zoned

**Electric:** 150 Amp Service; Circuit Breakers

**Location:** Rural

**Lot Features:** Cleared; Gentle Sloping; Level

**Road Frontage Type:** State Road

**Road Surface Type:** Asphalt

**Roof:** Asphalt; Shingle

**Security Features:** 24 Hour Security; Carbon Monoxide  
Detector(s); Fire Alarm; Security Lights; Security Service;  
Smoke Detector(s)

**Sewer:** Septic Tank

**Utilities:** Electricity Connected; Phone Connected; Water  
Available; Underground Utilities

**Water Source:** Private; Well

**Flooring:** Carpet; Ceramic Tile; Concrete; Laminate; Linoleum

**Heating:** Baseboard; Forced Air; Hot Water; Oil; Zoned



**Theodore Banta III**

**License:10311206649**

RVW Select Properties

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Cairo, NY 12413

518-466-1219

518-943-5303

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<https://rvwselectproperties.com/>



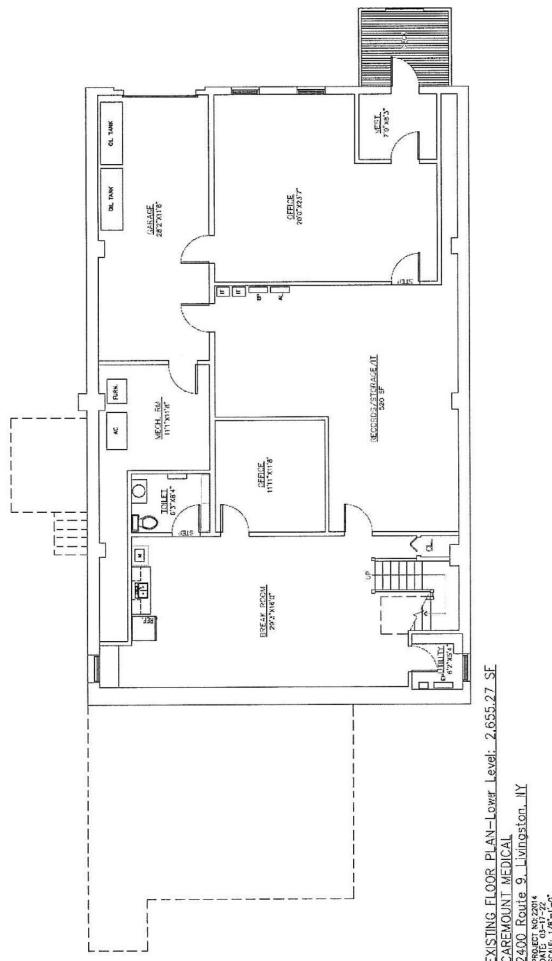
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**SELECT PROPERTIES**

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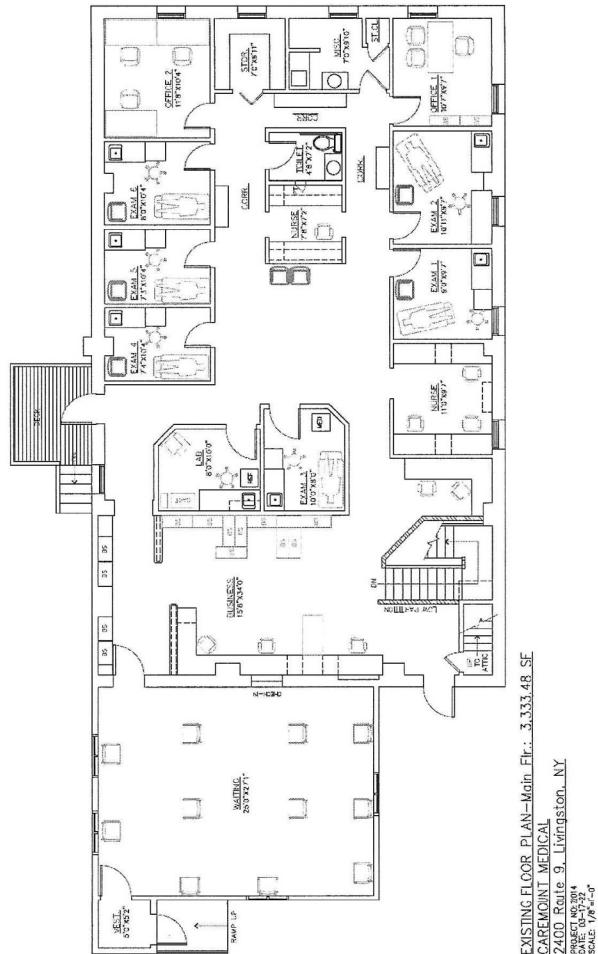
**EXHIBIT A**

**PREMISES FLOOR PLAN**



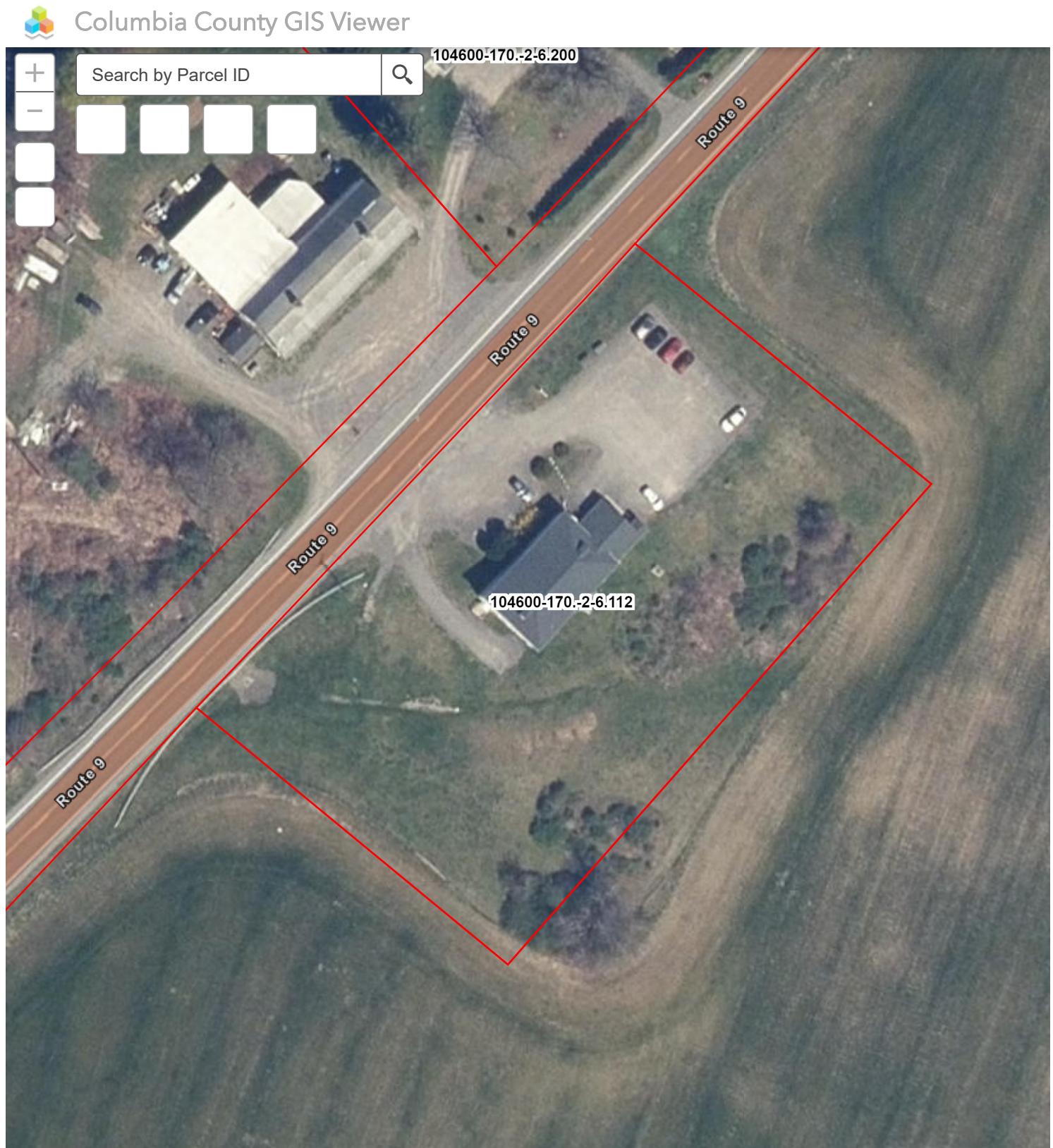
2400 Route 9, Hudson, NY – Occupation ID #USANY561

4894-3657-0916\3



2400 Route 9, Hudson, NY – Occupation ID #USANY561

4894-3657-0916\3



60ft

-73.800 42.117 Degrees

## Collection: Town &amp; County 2026

Fiscal Year Start: 1/1/2026

Fiscal Year End: 12/31/2026

Warrant Date: 12/31/2025

Total Tax Due (minus penalties &amp; interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/20/2026	1/16/2026	\$2,801.95	\$2,801.95	\$0.00	\$0.00	Mail	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
001219	104600	170.-2-6.112	Payment Posted
Address	Municipality	School	
2400 SR 9	Town of Livingston	Red Hook CSD	

## Owners Property Information Assessment Information

Old Farm Road Medical Park LTD	Roll Section:	1	Full Market Value:	600715.00
Karl Heymann 16 Willard Rd Redhook, NY 12571	Property Class:	Prof. bldg.	Total Assessed Value:	282336.00
	Lot Size:	1.75	Uniform %:	47.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
COUNTY TAX	47309090	1.9000	282336.000	6.87638600	\$1,941.45
TOWN TAX	658000	3.9000	282336.000	1.81908600	\$513.59
LIVINGSTON FIRE	457513	5.1000	282336.000	1.22869800	\$346.91

Total Taxes: \$2,801.95

Estimated State Aid - Type	Amount
County	29451126.00
Town	352544.00

## Mail Payments To:

Town of Livingston  
 Town Clerk / Collector  
 Bank of Greene County P.O. Box 247 Germantown NY 12526



Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year: **2025 School Tax**

Last Updated: 11/05/25 03:25 pm

Owner: **Old Farm Road Medical Park LTD**  
**Karl Heymann**  
**16 Willard Rd**  
**Redhook, NY 12571**

Tax Map #: **170-2-6.112**  
Tax Bill #: **000526**  
Bank Code:  
School Code: **134801**  
Property Class: **465** Tax Roll: **1**

Location: **2400 SR 9**  
**SWIS: 104600 LIVINGSTON**

Acreage: **1.75**  
Frontage:  Liber: **C396**  
Depth:  Page: **F1704**

Full Value:	<b>600,715</b>
Assessment:	<b>282,336</b>
STAR Savings:	<b>0.00</b>
<b>Tax Amount:</b>	<b>9,207.60</b>
Tax Paid:	<b>9,207.60</b>
<b>Balance:</b>	<b>0.00</b>

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	41,270,000	282,336	32.344258	9,131.95
Red Hk Library Tax	234,400	282,336	0.183705	51.87
Tivoli Library Tax	107,478	282,336	0.084233	23.78
Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/11/25	Old Farm Road Medical Park Ltd	1533	9,207.60	

**Tax Balance does not include any accrued Late Fees**

**Payments shown may not include  
payments made directly to the County**

[Late Fee Schedule](#) | [Tax Certification](#) | [Request Certification](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 2400 Route 9, Livingston, NY 12534

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

*It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.*

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

**Initial** **IS\*** \_\_\_\_\_ The aforementioned property IS located in an agricultural district.

\_\_\_\_\_ The aforementioned property IS NOT located in an agricultural district.

\*Most of Columbia County is in an Ag District.

I have received and read this disclosure notice.

Signed by: karl heymann 12/22/2025  
Seller 000F7F203B524D5... Date Purchaser Date

**Seller** \_\_\_\_\_ **Date** \_\_\_\_\_ **Purchaser** \_\_\_\_\_ **Date** \_\_\_\_\_



# Division of Licensing Services

New York State  
 Department of State  
**Division of Licensing Services**  
 P.O. Box 22001  
 Albany, NY 12201-2001  
 Customer Service: (518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

## New York State Disclosure Form for Buyer and Seller

### THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

### Disclosure Regarding Real Estate Agency Relationships

#### Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

#### Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

#### Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

#### Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

#### Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

# New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman of RVW Select Properties  
 (Print Name of Licensee) (Print Name of Company, Firm or Brokerage)

a licensed real estate broker acting in the interest of the:

Seller as a (check relationship below)  
 Seller's Agent  
 Broker's Agent

Buyer as a (check relationship below)  
 Buyer's Agent  
 Broker's Agent

Dual Agent  
 Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance Informed Consent Dual Agency  
 Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: \_\_\_\_\_ is appointed to represent the buyer; and \_\_\_\_\_ is appointed to represent the seller in this transaction.

(I) (We) Old Farm Road Medical Park, Ltd acknowledge receipt of a copy of this disclosure form:

Signature of  Buyer(s) and/or  Seller(s):  
 \_\_\_\_\_

Signed by:

*Karl Heymann*  
 000F7F203B524D5...

Date: \_\_\_\_\_

Date: 12/22/2025