



**HUDSON VALLEY**  
REAL ESTATE BROKERAGE



1232 Rt-308

Rhinebeck, NY 12572

For Lease: \$3,950 Per Month

Type:	Single Family
MLS#:	934361
Square Footage:	2,500

Amazing lease opportunity! Whole Hall, featuring a massive open space with full kitchen, two bathrooms- one fully handicap accessible, and a large office. Space was most previously used for a childcare center and is currently furnished for that but can certainly be changed. All equipment for childcare center is able to be furnished to tenant. High ceilings, loads of windows, handicap accessible ramp to building, this space is so great and could be reimagined to fit medical offices, classes, storage and online business headquarters, shared professional space, etc. Also features a fenced 2500 sq ft yard space and lots of picnic tables for outside dining and working potential. Full parking lot that could easily fit 20 plus vehicles. A great opportunity for an established business or a new business to take off. Fabulous location at the intersection of Route 308 and Route 199 in Rhinebeck/Milan, just minutes from the Taconic State Parkway- and 5 minutes from Rhinebeck and Red Hook Villages. Tenant responsible for all utilities- Electric, Heating oil, lawn care, snow removal and trash, as well as a proportion of the property taxes.

### Listing Details

Asking Price: \$3,950 Per Month  
MLS ID: 934361

Status: Active  
Last Update: 11/12/2025

Type: Single Family  
Added: 32 Day(s) Ago

### Property Details

Address: 1232 Rt-308  
Zip: 12572  
Total Bathrooms: 0

City: Rhinebeck  
County: Dutchess  
Siding: Vinyl Siding

State: NY  
Square Footage: 2,500

### Location Details

Lot Size: 1.8 Acres  
Water Access: No

Driveway: Driveway

Water Front: No

### Heating, Cooling, & Utility Details

Heat Type: Forced Air  
Air Conditioning: Wall/Window Unit(s)

Water Type: Well

Sewer Type: Septic Tank

### Broker Details

Mondello Upstate Properties

Chelsea Seiler