

## **ROCHESTER**

6100 US-209, Kerhonkson, NY 12446

\$3,000

https://gristmillrealestate.com

Former Bank Branch with drive up windows, vault, safety deposit boxes and teller counters. Other uses would be day care, insurance office, restaurant, Doctor or Dentist office, law office or veterinarian hospital. Excellent business opportunity in growing area of the Kerhamptons. Room layout consists of entry foyer, lobby, conference room, private office, break room, and full unfinished basement with high ceiling. Larger paved parking lot, excellent visibility from Rt 209. Broker has ownership interest in property.

MLS ID: 20205279 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 2100 sq ft

**Zone:** B District Acreage: 0.87 Year built: 1981 Age: 21-40

Basement: Full Other Rooms: Office Ceiling Height: 8 Commercial Features: Kitchen Facilites, Private Restrooms,

Security Light(s)

Date added: Added 1 year ago

### INTERIOR FEATURES

Flooring: Carpet, Linoleum Cooling/Air Conditioning: Central

# **UTILITIES**

Heat Source: Forced Air **Heating Fuel:** Propane Water: Drilled Well Hot Water: Electric

#### **EXTERIOR FEATURES**

Sewer: Septic In-ground

Garage/Parking Extras: Lot-paved, Lot-striped **Construction:** Frame/stick, Masonry

Lot Features: Landscaped, Level, Parking Lot Road Frontage: State Road Lot/Site: Rural, Suburb

Lot Dimensions: 260 X 150

### **LOCATION DETAILS**

Area/Town: Rochester School District: Rondout Valley **County:** Ulster County

**Directions:** Rt 209 South On Right Just Before Samsonville Rd.

**LISTED BY** 

Office Name: Hudson Valley Appraisal

Agent Last Name: Bernholz

Agent First Name: Michael



Contact us

Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

