



**ROCHESTER**  
6100 US-209, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$315,000**

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:** 20205284

**Status Category:** Active

**Zone:** Business

**Year built:** 1981

**Basement:** Full

**Business Name:** 6100 Llc

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Flooring:** Carpet, Marble, Mixed

**Additional Interior Features:** Total Sqft

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Propane

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Off Street, Parking Spaces 20+

**Lot Features:** Landscaped, Parking Lot

**Lot Dimensions:** 250 X 175

**Listing Category:** Commercial/industrial

**Area, sq ft:** 2100 sq ft

**Acreage:** 0.87

**Age:** 21-40

**Ceiling Height:** 8

**Commercial Features:** Handicap Access, Kitchen Facilites, Private Restrooms, Security Light(s), Security System, Smoke Detectors

**Cooling/Air Conditioning:** Central

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** Septic In-ground

**Construction:** Frame/stick, Masonry

**Road Frontage:** State Road, Paved

**Lot/Site:** Hamlet/village

## LOCATION DETAILS

**Area/Town:** Rochester

**Elementary School:** Kerhonkson Pre K-3

**Directions:** Rt 209 South From Stone Ridge, Property On Right Just Before Samsonville Rd.

**School District:** Rondout Valley

**County:** Ulster County

## LISTED BY

**Office Name:** Hudson Valley Appraisal

**Agent Last Name:** Bernholz

**Agent First Name:** Michael



### Contact us

Phone:

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

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

