



Hudson Valley -Catskill Region MLS



## MARBLETOWN

3603-3611 Main St, Stone Ridge, NY 12484

**\$1,950,000**

<https://gristmillrealestate.com>

Retail park in the heart of Stone Ridge, NY. Former meat company, two story retail/office building, 3 bedroom home and groomed, fenced outdoor common area with pavilion and 28 parking spaces on prime 1.6 acre property. The decommissioned meat co building awaits its next retail incarnation. The adjacent Picard Building also offer retail space--plus a professional restaurant kitchen on the ground level and 4 office suites on the 2nd floor above. A circa 1930 three bedroom, one bath house can act as support space for your commercial enterprise(s) and/or as a residence. Tremendous value and opportunity has been created. Contents, including new but never-used equipment, are negotiable. High visibility and high traffic count on Main St, aka US Highway 209. All this in a coveted upscale enclave in the Hudson River Valley nestled between the Catskill Mountains and the Shawangunk Ridge. Accessible to all the area has to offer—world class natural beauty, outdoor recreational resources, arts, culture and cuisine. It's why we live here. Now you and your business can, too!

**MLS ID:** 20213176

**Status Category:** Active

**Zone:** B-1, R-3

**Year built:** 1930

**Basement:** Partial

**Overhead Doors:** Yes

**Virtual Tour:**

<https://my.matterport.com/show/?m=pxkYejVQPi9>

**Listing Category:** Commercial/industrial

**Area, sq ft:** 7028 sq ft

**Acreage:** 1.6

**Age:** 61-100

**Loading Dock:** Yes

**Commercial Features:** Display Window, Dock-exterior, Fire Alarm, Handicap Access, Kitchen Facilites, Skylight(s), Storage Area

**Date added:** Added 10 months ago

## UTILITIES

**Heat Source:** Hot Water

**Hot Water:** Electric

**Electricity:** Circuit Breakers, Three Phase, Other, 200 Amps, Generator Hookup

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** On-site, Septic In-ground

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved, Parking Spaces 20+

**Other Buildings:** Office, Other/see Remarks

**Road Frontage:** Us Highway

**Construction:** Frame/stick, Other/see Remarks

**Lot Features:** Parking Lot, Slope-gently

**Additional Exterior Features:** Partially Fenced, Living Space Available

**Lot Dimensions:** 1.60

**Lot/Site:** Hamlet/village, Industrial Park

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** Ny State Thruway Exit 19 (kingston); Route 28 W;  
Route 209 S; Property On Left

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent Last Name:** Cantine

**Agent First Name:** Peter



### 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

