



Saugerties-town
642 NY-212, Saugerties, NY 12477

<https://gristmillrealestate.com>

\$250,000

Bring your vision to life and create something special in Ulster. This mixed use property is conveniently located just 1 mile off the exit from I-87 between Saugerties and Woodstock. Residential Hamlet zoning offers many possibilities for various commercial and residential uses. The main building previously had a gastro-pub and could easily serve up great meals again. Professional kitchen and commuter location would be a great home-base for any catering business. Upstairs is a 3 bedroom, 2 bathroom residential unit with vaulted ceilings, skylights, and potential for rental income or owner/occupant. Two detached garages offer additional space and income. The 2 bay garage is over 1500sf of open space. Run a funky retail spot or rent it out. The southern facing facade provides natural light throughout the day providing a fabulous space to work. The single bay garage is another rental opportunity or space for your business. So many commercial activities possible in this area. Find out how we can turn your dream into a reality.

MLS ID: 20213857

Status Category: Active

Zone: Rh Zoning

Year built: 1930

Basement: Full

Commercial Features: Handicap Access, Kitchen Facilities, Laundry Room, Patio/decks, Private Restrooms, Public Bathrooms, Skylight(s), Storage Area, Doors Under 10ft, Doors Over 10ft

Date added: Added 10 months ago

Listing Category: Commercial/industrial

Area, sq ft: 3929 sq ft

Acreage: 0.48

Age: 61-100

Other Rooms: Bedroom, Den, Great Room, Office, Utility Room, Workshop, Other/see Remarks

Virtual Tour:

https://htvtours.com/tours/HT12817_642Route-212Saugerties/ub.html

INTERIOR FEATURES

Flooring: Other/see Remarks

Additional Interior Features: Warehouse Sqft, Retail Sqft, Residential Sqft

UTILITIES

Heat Source: Other/see Remarks

Water: Municipal

Sewer: Septic In-ground

Heating Fuel: Oil

Electricity: 150 Amps, 200 Amps

EXTERIOR FEATURES

Garage Type: 4889-017-0

Construction: Frame/stick

Lot Features: Corner Lot, Level, Parking Lot

Additional Exterior Features: Doors Under 10ft, Doors 10-15 Ft

Lot/Site: City, Freestanding, Hamlet/village

Garage/Parking Extras: Lot, Off Street, Parking Spaces 6-10

Other Buildings: Additional Garage, Workshop

Road Frontage: State Road, Paved

Lot Dimensions: 95x132

LOCATION DETAILS

Area/Town: Saugerties-town

County: Ulster County

School District: Saugerties Central Schools

Directions: From I-87 Saugerties Exit, Travel For About 1 Mile Down 212 Towards Woodstock. Property On Right Across From Bus Garage And Construction Company.

LISTED BY

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