

Saugerties-town

642 NY-212, Saugerties, NY 12477

\$250,000

https://gristmillrealestate.com

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 Facilites, Laundry Room, Patio/decks, Private Restrooms, Public Bathrooms, Skylight(s), Storage Area, Doors Under 10ft, Doors Over 10ft

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Date added: Added 1 year 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

**UTILITIES** 

**Heat Source:** Other/see Remarks

Water: Municipal

Sewer: Septic In-ground

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

Heating Fuel: Oil

Electricity: 150 Amps, 200 Amps

## **EXTERIOR FEATURES**

Garage Type: 4889-017-0 Garage/Parking Extras: Lot, Off Street, Parking Spaces 6-10

Construction: Frame/stick Other Buildings: Additional Garage, Workshop

Lot Features: Corner Lot, Level, Parking Lot Road Frontage: State Road, Paved

Additional Exterior Features: Doors Under 10ft, Doors 10-15 Lot Dimensions: 95x132

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Lot/Site: City, Freestanding, Hamlet/village

## **LOCATION DETAILS**

Area/Town: Saugerties-town School District: Saugerties Central Schools

**County:** Ulster County **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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