



MARBLETOWN

186 Mohonk Rd, High Falls, NY 12440

<https://gristmillrealestate.com>

\$1,949,000

Welcome to Hudson Valley's , Mohonk Arts Complex, a community of a cluster of artisans. Warehouse is 40,000 sq ft of continuing halls leads to studios, workshops and storage, varying 300 sq ft -2,000 sq ft. Each space served for its individual purpose. Thirty-six amazing spaces w room for increased studios. This One-story warehouse rests on 7.74 acreages in the charismatic hamlet of High falls, NY. Two hours from NYC. Property details, loading docks, egress entrance for deliveries /entry for tractor trailers. Excess of parking. Two 4 stall bathrooms, community space avail to renters. Leases are typically 1 year term w annual renewal. Minimum turnabout of occupants. Strong need is steady w inquires to lease in this ingenious community. Proprietor installed complete state of the art roof structure. Studios are all to code and different in design. Ceiling height ranges 10-16 ft. Communal loading docks accessible. Artists comprise woodworking, craftsmen ,barrel makers, seat weaver, kombucha production, candle maker, popcorn and bread distribution , antique/vintage, book and art dealers, painters, sculptors and more.. A society of gift and passion has been created in this 40,000 sq ft warehouse. Plot has unlimited possibilities, including building additional structure to add to this thriving and imaginative community. Much, much more!! Solid and lucrative income producing investment equity offering a 8-9% cap rate at asking price. Please see associated docs for complete setup. OWNER FINANCING AVAILABLE.

MLS ID: 20220475

Status Category: Active

Zone: Ind

Year built: 1960

Warehouse Sqft: 40, 000

Overhead Doors: Yes

Commercial Features: Dock-exterior, Dock-interior, Handicap Access, Doors Over 10ft

Listing Category: Commercial/industrial

Area, sq ft: 40000 sq ft

Acreage: 7.74

Age: 41-60

Loading Dock: Yes

Ceiling Height: 10-16ft

Date added: Added 9 months ago

INTERIOR FEATURES

Flooring: Concrete

Additional Interior Features: Warehouse Sqft

UTILITIES

Heat Source: Space Heaters, Sub-blowers

Hot Water: Electric, Gas

Electricity: Three Phase, 200 Amps

Heating Fuel: Electric, Propane

Water: Municipal

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot, Other/see Remarks, Parking Spaces 20+

Other Buildings: Other/see Remarks

Road Frontage: Country Road, State Road

Lot Dimensions: 7.74

Construction: Masonry

Lot Features: Parking Lot, Private

Additional Exterior Features: Doors 10-15 Ft

Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: Marbletown

County: Ulster County

School District: Rondout Valley

Directions: From Kingston Head South On Rt 209, Left Onto 213 Heading Towards High Falls. Right Onto Mohonk Rd To #186

LISTED BY

Office Name: Corcoran Country Living

Agent Last Name: Rakowski

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