



### 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 6 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

**Agent First Name:** Jeanne



### Contact us

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