

https://gristmillrealestate.com

\$1,175,000

Accord, NY Showroom and Warehouse - 12,034 sq ft of interior space on 3 parcels totaling 7.3 acres, all zoned Business with permissive commercial and residential by-right uses. High traffic count and visibility directly on State Route 209 with 330 ft of road frontage. Warehouse side is prepped to pour your new concrete slab to fit your particular business needs and spec's. Sale includes 4.9 acre parcel with existing building and two contiguous 1.5 acre parcels. Floor plans and Town of Rochester Zoning Use Chart attached as associated doc's. Contact listing agent for more info and showings.

MLS ID: 20221473 Status Category: Active Area, sq ft: 12034 sq ft Acreage: 7.9 Age: 21-40 Commercial Features: Private Restrooms, Doors Under 10ft, Doors Over 10ft Date added: Added 1 year ago

INTERIOR FEATURES

Flooring: Concrete, Other/see Remarks

UTILITIES

Water: Drilled Well Sewer: On-site, Septic In-ground

EXTERIOR FEATURES

Construction: Aluminum, Steel

Road Frontage: State Road

Lot Dimensions: 7.9

LOCATION DETAILS

Area/Town: Rochester

Listing Category: Commercial/industrial Status Detail: 4 Zone: Business Year built: 1991 Other Rooms: Office Virtual Tour: https://captur3d.io/view/farley-pierson/5010-us-209-accord-ny-12404-usa

Additional Interior Features: Warehouse Sqft, Retail Sqft

Electricity: 400 Amps

Lot Features: Additional Land Available, Parking Lot, Sub Dividable

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

School District: Rondout Valley Schools

Directions: Ny State Thruway To Kingston Exit 19; Route 28 W; Route 209 S; Location On Right

LISTED BY

Office Name: Halter Associates Realty Agent Last Name: Cantine Agent First Name: Peter



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

