

ROCHESTER

5981 US-44 #55, Kerhonkson, NY 12446

\$349,900

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LIVE THE DREAM, TURN KEY...Opportunity knocks at this prime location. Step right into this well maintained property and create your own food Business. The location is just minutes to Minnewaska State park, great hiking and rock climbing, and most importantly hungry travelers. An extremely popular area of the Hudson Valley with great road visibility. This sale is turn key and includes all of the equipment, fixtures, tables. There is plenty of room to add outside dining and additional parking. The owner is retiring and ready to move on with his life and your new life to begin.

MLS ID: 20223163 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 1756 sq ft

Zone: R-2 Acreage: 0.26 Year built: 1965 Age: 41-60

Commercial Features: Kitchen Facilites Date added: Added 1 year ago

INTERIOR FEATURES

Flooring: Ceramic, Mixed Cooling/Air Conditioning: Wall Unit

UTILITIES

Heating Fuel: Propane Hot Water: Propane

Water: Drilled Well **Electricity:** Circuit Breakers

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Lot-striped, Parking Construction: Frame/stick

Spaces 6-10

Lot Features: Corner Lot Road Frontage: State Road

Lot Dimensions: Irreg Lot/Site: Rural

LOCATION DETAILS

Area/Town: Rochester School District: Rondout Valley

Elementary School: Kerhonkson Pre K-3 **Directions:** Route 209 To Route 44-55 Property On The Right

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Agent Last Name: Carelli

Agent First Name: Nicholas



Contact us

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