



Hudson Valley - Catskill Region MLS



**SHANDAKEN**  
76 NY-214, Phoenicia, NY 12464

**\$699,000**

<https://gristmillrealestate.com>

A Rare Find & A Real Opportunity in the heart of the Catskills! This landmark property has all the right elements. Tavern 214 ! Prime Restaurant Space Located in the verdant and acclaimed town of Phoenicia NY. Property includes all equipment. A fantastic location, ample parking, and abundant growth potential. A vintage space w/ rustic, retro modern feel. 1000 sq. ft. dining room w/ a beautiful updated bar! AND an additional 1000 sq. ft. floor space ready for what ever suits. Stellar out door dining on the expansive covered porch. \*\*THE Upstairs!! is presently owner occupied. Perfect to revive for use as B&B. 4 Large rooms and additional renovate able space. Commercial Kitchen - loading area, and concrete block garage and full basement.

**MLS ID:** 20223612

**Status Category:** Active

**Zone:** 421 Com Rest

**Year built:** 1937

**Basement:** Slab

**Commercial Features:** Fireplace(s), Kitchen Facilites, Patio/decks, Private Restrooms, Public Bathrooms, Smoke Detectors

**Listing Category:** Commercial/industrial

**Area, sq ft:** 3800 sq ft

**Acreage:** 0.47

**Age:** 100-200

**Other Rooms:** Office

**Date added:** Added 12 months ago

## INTERIOR FEATURES

**Flooring:** Concrete, Hardwood, Mixed

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Radiant, Steam

**Hot Water:** Oil

**Electricity:** 300 Amps

**Heating Fuel:** Oil, Propane

**Water:** Municipal

**Sewer:** Septic In-ground

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway, Parking Spaces 20+

**Other Buildings:** Additional Garage

**Road Frontage:** State Road

**Lot/Site:** Rural

**Construction:** Frame/stick

**Lot Features:** Parking Lot

**Lot Dimensions:** Reg

## LOCATION DETAILS

**Area/Town:** Shandaken

**School District:** Onteora Central

**Directions:** From Nys-87 North Exit 19 Kingston And Head Route 28 West Towards Phoenicia. Turn Right Onto Main Street Then Left On Route 214 Arrive At Tavern 214 On Right.

## LISTED BY

**Office Name:** Win Morrison Realty-k

**Agent First Name:** Kathy Ann

**Agent Last Name:** Shumway



### Contact us

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

