

OLIVE

3110 NY-28, Shokan, NY 12481

\$1,200

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EXCELLENT LOCATION FOR REAL ESTATE OFFICE, MEDICAL, INSURANCE, PHYSICAL THERAPY, OR RETAIL SALES, NAILS, HAIR, COMPUTER REPAIR, PHONE SALES ECT SUCCESSFUL PROVEN LOCATION. LOCATED IN SHOPPING PLAZA WITH MOBIL CONVENIENCE, DOLLAR GENERAL AND POST OFFICE. HIGH TRAFFIC WITH GOOD PARKING \$14 PER SQ/FT. TRIPLE NET. CAM CHARGE IS APPROX. \$250 PER MONTH. TENANT PAYS THEIR OWN HEAT, HOT WATER AND ELECTRIC.

MLS ID: 20223737 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 18000 sq ft

Zone: Comm Acreage: 3.8 Year built: 1997 **Age:** 11-20

Business Name: Shokan Square Date added: Added 2 years ago

INTERIOR FEATURES

Flooring: Carpet Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Forced Air Heating Fuel: Propane Hot Water: Propane Water: Drilled Well **Electricity:** Circuit Breakers Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Parking Spaces 20+ **Construction:** Frame/stick Lot Dimensions: 400 X 400 Road Frontage: State Road

LOCATION DETAILS

Area/Town: Olive School District: Onteora Central

Directions: Rt 28 West ...shokan Square Is On Right Side, Look Elementary School: Bennett 4-6

For Mobil Gas Sign...

LISTED BY

Office Name: Hudson Valley Appraisal

Agent Last Name: Bernholz

Agent First Name: Michael



Phone:

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