



**OLIVE**  
2774 NY-28, Shokan, NY 12481

**\$225,000**

<https://gristmillrealestate.com>

Conveniently located on the designated Catskill Mountain Scenic Byway Route 28 with 200-foot of highway frontage, this property enjoys excellent exposure (8-10K vehicles/day). Centrally located: only 10 miles from NYS Thruway Kingston Exit 19, and 15 minutes from the tourist hamlets of Woodstock and Phoenicia, close proximity to the Ashokan Rail Trail which is directly across the road, minutes to the Ashokan Reservoir, and near many other recreational areas. The 1500 sq. ft. masonry structure has 2 large storefront display windows that provides wonderful solar benefits and is ideal for multi-purpose commercial use. The building is situated on 2/3rds of an acre and provides very adequate parking space in front of the building or use the driveway to access plenty of space for additional parking. There is an inground 1000 gallon grease trap to accommodate a food service business as part of the existing approved septic system. The property is scheduled to be included in the officially designated new NYCDEP wastewater treatment system. To the rear, the property is bordered by NYCDEP forever protected lands. Broker/Owner offering interior broom cleaned unless buyer wants remaining contents at closing.

**MLS ID:** 20230115

**Status Category:** Active

**Area, sq ft:** 1500 sq ft

**Acreage:** 0.64

**Age:** 61-100

**Commercial Features:** Display Window, Patio/decks, Private Restrooms

**Listing Category:** Commercial/industrial

**Status Detail:** 2

**Zone:** Comm. Hwy Bus.

**Year built:** 1950

**Basement:** Slab

**Date added:** Added 11 months ago

## INTERIOR FEATURES

**Flooring:** Ceramic, Concrete, Vinyl

## UTILITIES

**Heat Source:** Space Heaters

**Water:** Drilled Well

**Sewer:** Other-see Remarks, Septic In-ground

**Heating Fuel:** Kerosene

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot, Off Street, Other/see Remarks

**Lot Features:** Level

**Construction:** Masonry

**Road Frontage:** Us Highway, Paved

**Lot Dimensions:** .64 Ac.

**Lot/Site:** Rural

## LOCATION DETAILS

**Area/Town:** Olive

**County:** Ulster County

**School District:** Onteora Central

**Directions:** From Nys Thruway-take Exit 19 At Kingston. Bear Right Onto Route 28 Heading West For 10 Miles. Property Is On The Right, Just Before Dubois Rd. In Shokan.

## LISTED BY

**Office Name:** Gutmann, Nola Realty

**Agent Last Name:** Gutmann

**Agent First Name:** Nola



### Contact us

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