

## WAWARSING

5 Foordmore Rd, Kerhonkson, NY 12446

\$95,000

https://gristmillrealestate.com

CALLING ALL INVESTORS It's time to bring a coffee shop to Kerhonkson! Buy this uniquely zoned multi-use property which faces bustling Route 209 with the ease of parking off Foordmore Road and bring in your small business. OR the current owner is willing to remodel to spec and LEASE the space for you and your business! Thousands of cars pass this property every day, and this prime road frontage is just waiting to offer free marketing for the business of your dreams. Between the LOW TAXES and recently installed municipal water, this is a no brainer. Blueprints are included in the sale and make sure to check out the list of possible businesses in the photos! The property sits across from a NYS grant-funded farm making for beautiful views. Ample parking ability on the 1/2 acre lot. Schedule your showing today!

**Addendum:** Cash or rehab loan only.

**MLS ID:** 20230223

Status Category: Active

Zone: Ad

Year built: 1900 Bedrooms: Two

Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 2

**SqFt 2nd:** 250

Date added: Added 2 years ago

UTILITIES

**Heat Source:** Forced Air

Water: Municipal

**EXTERIOR FEATURES** 

Garage/Parking Extras: Driveway

**Siding:** Vinyl

Other Buildings: Barn Lot Dimensions: Acres

in a Francis Daire

**Heating Fuel:** Oil **Sewer:** Septic-ingr.

**Listing Category:** Residential

Area, sq ft: 826 sq ft

Dining Room Level: 1

Basement: Dirt, Unfinished

Bedroom 1 Level: 2

Acreage: 0.49

Age: 100-200

**SqFt 1st:** 576

Full Baths: One

Style: Cottage
Roof: Asph Shingle
Lot Features: Level

**Lot:** 18.100

## **LOCATION DETAILS**

Area/Town: Wawarsing County: Ulster County

School District: Rondout Valley Schools

**Directions:** Heading South On Route 209 Make A Left Onto Foordmore Road

**LISTED BY** 

Office Name: Coldwell Banker Village Greenn

Agent Last Name: Forziati

Agent First Name: Megan





Phone:

Address:

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

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