



**WAWARSING**  
5 Foordmore Rd, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

**\$95,000**

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 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 826 sq ft

**Acreage:** 0.49

**Age:** 100-200

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**SqFt 1st:** 576

**Basement:** Dirt, Unfinished

## UTILITIES

**Heat Source:** Forced Air

**Water:** Municipal

**Heating Fuel:** Oil

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Siding:** Vinyl

**Other Buildings:** Barn

**Lot Dimensions:** Acres

**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



### Contact us

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