



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 1 year 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

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

