



ROCHESTER
434 Mettakahonts Rd #6, Accord, NY 12404

\$1,000,000

<https://gristmillrealestate.com>

New to the market is this mixed-use Industrial Distribution Warehouse compound with multiple buildings located in Ulster County, NY. Included in the sale is 6 rentable buildings on a level site, situated on 11.13 acres allowing easy access for semi-trailers to navigate throughout the property. - Building# 1 is one story and measures 50x120 (6,000 sqft) with high ceilings and is fully occupied with a current rent of \$1,080/mo (lease expires mid-September, w/renewal likely). - Building#2 is presently vacant and is one story measuring 50x120 (6,000 sqft) which boasts a large drive-in door and shares a loading dock with another building. The expected rent is up to \$2,200/mo. - Building #3 now empty 60x120(7,200 sqft) which shares the loading dock with Building# 2. - Building # 4 is two stories and measures 60x120 per floor (14,400 sqft total), with walk in cold locker. The second level has open floor plan space with 4 offices, kitchen area plus 2 bathrooms and is rented at \$1,400/mo (below market rent for family member). - Building # 5 is an enclosed heated storage area between buildings 3 & 4 and empty now new rent to be \$800mo rent. - Building # 6 is a 1 bedroom cottage located at the entrance to complex and is currently rented at \$625 currently only 3 buildings rented or use all 6 for one business entity once all leases expire.

MLS ID: 20231244

Status Category: Active

Zone: Industry

Year built: 1990

Basement: Slab

Loading Dock: Yes

Commercial Features: Dock-exterior, Dock-interior, O/h Doors Electric, Private Restrooms

Listing Category: Commercial/industrial

Area, sq ft: 34054 sq ft

Acreage: 11.13

Age: 21-40

Warehouse Sqft: 34054

Overhead Doors: Yes

Date added: Added 11 months ago

INTERIOR FEATURES

Flooring: Concrete

Additional Interior Features: Office Sqft, Warehouse Sqft, Residential Sqft

UTILITIES

Heat Source: Forced Air

Water: Drilled Well

Sewer: On-site

Heating Fuel: Propane

Electricity: 6000, 200 Amps

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Driveway-shared, Parking Spaces 11-20

Other Buildings: Additional Living Unit

Road Frontage: Country Road

Lot/Site: Rural

Construction: Frame/stick

Lot Features: Level, Parking Lot, Private

Lot Dimensions: 11.13 Acres

LOCATION DETAILS

Area/Town: Rochester

Elementary School: Marbletown K-3

Directions: From Stone Ridge, Route 209 South To Right On Mettakahonts Road. Property On Right.

School District: Rondout Valley

County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Agent First Name: Jeffrey

Agent 2 First Name: Non

Office 2 Name: Non MIs Office

Agent Last Name: Devor

Agent 2 Last Name: MIs Office



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

