

ROCHESTER

434 Mettacahonts 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 semitrailers 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 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 34054 sq ft

Zone: Industry **Acreage:** 11.13 Year built: 1990 Age: 21-40

Basement: Slab Warehouse Saft: 34054 Loading Dock: Yes Overhead Doors: Yes

Commercial Features: Dock-exterior, Dock-interior, O/h Doors Date added: Added 2 years ago

Electric, Private Restrooms

INTERIOR FEATURES

Additional Interior Features: Office Sqft, Warehouse Sqft, Flooring: Concrete

Residential Saft

UTILITIES

Heat Source: Forced Air **Heating Fuel:** Propane Water: Drilled Well Electricity: 6000, 200 Amps

Sewer: On-site

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Driveway-shared, Parking Construction: Frame/stick

Spaces 11-20

Other Buildings: Additional Living Unit Lot Features: Level, Parking Lot, Private

Road Frontage: Country Road Lot Dimensions: 11.13 Acres

Lot/Site: Rural

LOCATION DETAILS

Area/Town: Rochester School District: Rondout Valley

Elementary School: Marbletown K-3 County: Ulster County

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

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king Office 2 Name: Non Mls Office

Agent First Name: Jeoffrey Agent Last Name: Devor

Agent 2 First Name: Non Agent 2 Last Name: Mls Office



