



**DUTCHESS**  
931 Dutchess Turnpike, Arlington, NY 12603

<https://gristmillrealestate.com>

**\$700,000**

Amazing opportunity to run your own business and live above! This unique building is ideally located next to Dutchess County's newest rental community where you can find 100+ rental units within walking distance to your self-owned business. Perfect location for a coffee shop, restaurant, retail - the options are endless - while also allowing you to live (or rent) in the rooms on the second level. This quaint welling is currently a 4 bed/1 bath home but the area is zoned MHC so you can finally have the business you dream of while living above!

**MLS ID:** 20231377

**Status Category:** Active

**Zone:** Mhc

**Year built:** 1900

**Basement:** Crawl

**Date added:** Added 12 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 1948 sq ft

**Acreage:** 0.5

**Age:** 100-200

**Commercial Features:** Kitchen Facilities, Laundry Room

## INTERIOR FEATURES

**Flooring:** Mixed

## UTILITIES

**Heating Fuel:** Oil

**Water:** Municipal

**Hot Water:** Electric

**Sewer:** Septic In-ground

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Lot Dimensions:** .50 Acres

**Road Frontage:** State Road, Us Highway

## LOCATION DETAILS

**Area/Town:** Dutchess

**School District:** Arlington Central School District

**Directions:** From Mid-Hudson Bridge, Take Rt. 44/55 - At Split, Stay On Rt. 44. Continue East To 931 Dutchess Tpke (which is Rt. 44). Property On Left Side Of Road. See Sign.

**LISTED BY**

**Office Name:** Quinn Realty Group Inc.

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**Agent First Name:** John



**Contact us**

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