



**MARLBORO**  
591 US-44 #55, Highland, NY 12528

<https://gristmillrealestate.com>

**\$725,000**

Located in high traffic area for residents & tourists! Across from a top-rated family resort, approximately 3 miles from the quaint hamlet of Highland which offers shopping & access to the Walkway Over the Hudson and rail trail system, and approximately 7 miles from the eclectic Village of New Paltz which offers hiking, biking, rail trails, county fairgrounds, entertainment, shopping and the SUNY New Paltz college. Close proximity to Metro North and NYS Thruway. Commercial Building has many uses but is currently setup as a Restaurant with a large kitchen for main dining area & smaller kitchen for pizzeria or take out area. Included in deed is a 5 Family House & Garage. All residential units are currently rented. This is truly the perfect opportunity for an investor or business owner!

**MLS ID:** 20232249

**Status Category:** Active

**Zone:** C2

**Year built:** 1975

**Commercial Features:** Kitchen Facilities, Patio/decks, Public Bathrooms

**Listing Category:** Commercial/industrial

**Area, sq ft:** 6014 sq ft

**Acreage:** 1.3

**Age:** 41-60

**Date added:** Added 12 months ago

## INTERIOR FEATURES

**Flooring:** Mixed

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Gas, Oil

**Electricity:** 3500y, Circuit Breakers

**Heating Fuel:** Oil, Propane

**Water:** Drilled Well

**Sewer:** Septic In-ground

## EXTERIOR FEATURES

**Garage Type:** Detached

**Construction:** Frame/stick

**Road Frontage:** State Road

**Lot/Site:** Suburb

**Garage/Parking Extras:** Lot

**Lot Features:** Landscaped, Level, Parking Lot

**Lot Dimensions:** 1.30 Acres

## LOCATION DETAILS

**Area/Town:** Marlboro

**Elementary School:** Highland K-5

**Directions:** Route 44-55 To 591-593

**School District:** Highland Central Schools

**County:** Ulster County

**Neighborhood:** Highland

## LISTED BY

**Office Name:** Summerset Realty

**Agent Last Name:** Ellis

**Agent First Name:** Joann



### Contact us

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