



**LLOYD**  
3327 Rte 9W, Highland, NY 12528

<https://gristmillrealestate.com>

**\$449,000**

Approximately 4,000 sq.ft. in two stand alone buildings. One is 2200 sq ft used as an auto restoration shop and the other is a 1500 sq.ft. 2 bay commercial building with a 300 sq.ft utility shed. The main building is occupied by the owner as a restoration shop and the other is being leased. The main building has an overhead door with 5 bays of work area. The other has two overhead doors and can fit 4-6 cars with a parts room and bathroom. Both have access to 9W with great visibility from the highway. The property consists of .69 acres and is at a controlled intersection. - entrance and exit both North and South direction. Many possibilities with frontage on both 9W and North road. The owner would lease back for 8-10 months and the commercial tenant would consider a longer term lease or the property could be bought vacant.

**MLS ID:** 20232258

**Status Category:** Pending

**Zone:** Comm 1

**Year built:** 1955

**Overhead Doors:** 3

**Listing Category:** Commercial/industrial

**Area, sq ft:** 4000 sq ft

**Acreage:** 0.69

**Age:** 41-60

**Date added:** Added 8 months ago

## UTILITIES

**Heat Source:** Forced Air

**Heating Fuel:** Propane

## EXTERIOR FEATURES

**Garage Type:** Yes

**Lot Dimensions:** 0.69

## LOCATION DETAILS

**Area/Town:** Lloyd

**School District:** Highland Central Schools

**Directions:** From The Mid-hudson Bridge, North On 9w, Building Is On The Left At The Red Top Road Intersection, Directly Across From Zumtobel Lighting.

## LISTED BY

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**Contact us**

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