

LLOYD 3327 Rte 9W, Highland, NY 12528

\$449,000

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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 **Listing Category:** Commercial/industrial

Area, sq ft: 4000 sq ft Status Category: Pending

Zone: Comm 1 Acreage: 0.69 Year built: 1955 Age: 41-60

Overhead Doors: 3 Date added: Added 2 years 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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