



GREENE
601 Main St, Catskill, NY 12414

<https://gristmillrealestate.com>

\$549,000

Commercial waterfront opportunity in Catskill. A prime location that seamlessly combines nature with unbeatable commercial potential. This property boasts picturesque mountain and river views, setting the stage for an exceptional investment. Currently operating as a local staple and successful restaurant, this property offers an impressive 400 feet of waterfront access and is situated on just under an acre of land. Located in the heart of the village of Catskill, its strategic positioning ensures high visibility and road frontage with a traffic count that ensures a consistent stream of potential customers. The commercial building spans 3200 square feet, encompassing a single spacious floor with potential for an array of businesses. The interior space offers multiple open-concept rooms for versatility in layout. Additional amenities include well-appointed commercial kitchen and restroom facilities, ensuring convenience and comfort for both customers and staff. This turnkey offering is perfect for aspiring restaurateurs or food entrepreneurs. The fully-equipped kitchen features a host of appliances, freezer, walk-in cooler, cooling stations and ample prep tables. Step outside onto the generous outdoor deck providing space for al fresco dining with scenic views as the backdrop. With enough seating to accommodate 45 guests on both the front porch and back deck, your patrons can indulge in their meals while immersed in nature's beauty. Practicality meets functionality with a side entry that includes a loading dock, streamlining deliveries and logistical operations. Private parking for over 40 cars ensures your patrons' convenience. Those seeking additional space will appreciate the basement storage, a valuable asset for any business. The seating capacity accommodates up to 96 guests, offering plenty of room for gatherings and events. Modern amenities such as public town water, sewer and natural gas further enhance the property's practicality. Forced air, central A/C system and fireplace ensure year-round comfort. This property represents an unparalleled opportunity to own a commercial building in Catskill while leveraging its prime location for commercial success. Whether you're envisioning a culinary venture or a different business endeavor, don't miss out on this chance to create a thriving business in an enchanting setting.

MLS ID: 20232518

Status Category: Active

Zone: 03

Year built: 2004

Basement: Full

Commercial Features: Fireplace(s), Patio/decks, Private Restrooms

Date added: Added 8 months ago

Listing Category: Commercial/industrial

Area, sq ft: 3200 sq ft

Acreage: 0.81

Age: 11-20

Other Rooms: Other/see Remarks

Virtual Tour:
<https://sundaespaces.aryeo.com/sites/dojqjpp/unbranded>

INTERIOR FEATURES

Flooring: Ceramic, Wood

Additional Interior Features: Total Sqft, Frontage

Cooling/Air Conditioning: Ceiling Fan, Central

UTILITIES

Heat Source: Forced Air

Electricity: 200 Amps

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Parking Spaces 20+

Lot Features: Landscaped, Level, Slope-gently

Lot/Site: Hamlet/village

Construction: Frame/stick

Lot Dimensions: 0.81

LOCATION DETAILS

Area/Town: Greene

County: Greene County

School District: Catskill School District

Directions: Follow I-87 N. Take Exit 21. Take Rte 9w S In Catskill From Main St. Merge Onto Rte 9w S. 601 Main St Will Be On The Right.

LISTED BY

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Agent First Name: Richard

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