



OTHER
171 Main St, Grahamsville, NY 12740

<https://gristmillrealestate.com>

\$1,300

Historic building on State Route 55 aka Main Street, the 1st floor is zoned mixed use commercial and offers approximately 1300 square feet of space for the entrepreneur who wants to move a business or start one in this quaint hamlet, this was a hardware store for most if not all of its life built in 1869. Renovated in 2022 with its old wood floors still intact and the original glass store front windows. Perfect as an antique shop, smoke/vape shop, beverage store, camping supplies, bait fish and fishing equipment, even a mini laundry mat. Possibly a mix of several types of retail/services in one spot. On a road well traveled and close to the Rondout Reservoir, and camping at Sundown forest, an area where cyclist pass daily, and those out for a scenic ride. There is a back room good for storage/office, a new 1/2 bath, 2 washer and dryer hook ups, and a sink area, the front main room is large with columns and could be partitioned into separate spaces. Lease required, ideally for 3 to 5 years. Changes to space need approval from the owners, and some business types may need town approval. limited parking (6), but walking distance to municipal parking. Great visibility and directly across from the busy Grahamsville Deli.

MLS ID: 20232547

Status Category: Active

Zone: Comm

Year built: 1869

Other Rooms: Office

Date added: Added 1 year ago

Listing Category: Commercial/industrial

Area, sq ft: 1300 sq ft

Acreage: 0.5

Age: 100-200

Commercial Features: Display Window, Laundry Room, Smoke Detectors, Storage Area

INTERIOR FEATURES

Flooring: Wood

Additional Interior Features: Office Sqft, Retail Sqft, Window Units

Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Electricity: 100 Amps

Heating Fuel: Electric

Water: Drilled Well

Sewer: Municipal

EXTERIOR FEATURES

Construction: Frame/stick

Lot Features: Level, Flood Zone

Road Frontage: State Road

Lot Dimensions: .50

Lot/Site: Hamlet/village, Downtown Historic Area

LOCATION DETAILS

School District: Tri-valley Central

County: Sullivan County

Directions: From Route 209 In Napanoch, Take State Route 55 West, Pass The Rondout Reservoir On The Right And Come Into Hamlet Of Grahamsville, 3rd Building On The Left Past The Blinking Light Intersection Of Route 42.

LISTED BY

Office Name: Lucille Hand Real Estate

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