



**OTHER**  
171 Main St, Grahamsville, NY 12740

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**\$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 11 months 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

**Agent First Name:** Gail

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### Contact us

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