



\$3,650,000

<https://gristmillrealestate.com>

Apartment complex is located in the hamlet of Glasco, and along the banks of the Hudson River (about 100 miles +/- 1 hr, 45 min from NYC). This 16 residential unit (2-storey townhouse style) complex has 2 additional commercial rentals (Large & Smaller Garage) for a total of 18-units. The property consists of 6 buildings, most of the buildings were constructed around 1989 and the one 3-unit building (that has a 1 car garage for each unit), was constructed around 2017. Each unit is in Very good condition with excellent paying tenants. All roofs, exteriors and interiors are well kept and are in newer/renovated condition. The property has municipal water, sewer and natural gas. Most rents are well below market value, and month to month rental agreements. Please see associated doc's for additional information, current rents and pro-forma rents at fair market rate. All residential units have thier owner water meter so there is a potential to have the tenants pay for thier own water ussage and eliminate that expense.

Addendum: Buyers must provide proof of funds for Cash purchase or Letter/Email from Commercial lender on buyers bank qualification prior to showing. Please see associated doc's for additional info and income/expense sheet.

MLS ID: 20232628

Status Category: Active

Acreage: 2.3

Age: 21-40

Attic: St/cr

Amenities: Garden Area, Play Area, Other/see Remarks

Date added: Added 4 months ago

Listing Category: Multi-family

Zone: Hdr

Year built: 1989

Basement: Crawl, Full, Other/see Remarks, Concrete Floor, Bilco Door

Other Rooms: Other/see Remarks

Number of Units: 18

INTERIOR FEATURES

Appliances: Dishwasher, Range, Refrigerator

Cooling/Air Conditioning: Ceiling Fan, Ductless Split Ac Units

Flooring: Carpet, Ceramic, Hardwood

Additional Interior Features: Smoke Detector, Carbon Monoxide Detector, Insulated Doors, Walk In Closets

UTILITIES

Heat Source: Baseboard, Central, Hot Water, Ductless Mini Split Sys

Hot Water: Electric

Plumbing: Mixed

Heating Fuel: Electric, Natural Gas

Water: 8451, Community, Municipal

Electric: 600

Electricity: 100 Amps, 200 Amps

Sewer: Community, Municipal

EXTERIOR FEATURES

Garage Type: Garage Detached

Garage/Parking Extras: Driveway, Lot-paved, Off Street, Other/see Remarks, 3 Car +

Style: Apt. Complex

Siding: Vinyl

Roof: Asph Shingle

Lot Features: Landscaped, Level, Parking Lot, Slope-gently, Other/see Remarks

Water Features: Walk To Dock, Walk To Beach

Additional Exterior Features: Landscaped, Outside Lighting

Lot: 9.210

Garage Capacity: Four +

Driveway: Blacktop

Construction: Frame/mod, Frame/stick

Porch: Deck, Open

Other Buildings: Additional Garage, Other/see Remarks

Views: Seasonal, Panoramic, River

Water Ways: Hudson River

Lot Dimensions: 2.3 Acres

LOCATION DETAILS

Area/Town: Saugerties-town

Elementary School: Riccardi K-6

County: Ulster County

School District: Saugerties Central Schools

Lot/Site: Hamlet/village, Suburb

Directions: From Nys Thruway Exit 20 Saugerties To Right On Rte 32 To Left On Main To Second Right On Partition To Left On Hill St, Left On Barclay, Right On Burt, Left On Rte 32, Left On Glasco Trpke To Right On Overlook. #87 Will Be On The Left.

LISTED BY

Office Name: Berardi Realty

Agent Last Name: Berardi

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Contact us

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