



WAWARSING

6320 Rte 209, Kerhonkson, NY 12446

<https://gristmillrealestate.com>

\$599,000

Prime real property and fully equipped restaurant are included in this great real estate and business opportunity! High visibility and high traffic count directly on NY State Route 209, THE busiest corridor in the region. Current use is a pizza parlor with 20+ years of good will built one customer at a time. Mixed Use zoning allows other by-right uses that include retail, office and professional businesses. Laid out for counter service, the main floor dining room, kitchens and public restroom has an occupancy load of 40 and totals 1,484 interior square feet. Full unfinished basement adds 1,270 square feet with potential renovation options that include creation of a legal residence. Restaurant equipment—pizza ovens, 6 burner Wolf range, grill, Fryolator, reach-in refrigeration, hood/ansul system/roof fan, small wares, dining room tables and chairs—included in sale. Kerhonkson has been dubbed The Kerhamptons (NY Times) because of its growing popularity in the center of all the Hudson River Valley-Catskill Mountain region has to offer—world class natural beauty, recreational resources, art, culture and cuisine all in one place. Don't miss this opportunity to become a part of it!

MLS ID: 20232713

Status Category: Active

Zone: Mu - Mixed Use

Year built: 1969

Basement: Full, Slab

Commercial Features: Display Window, Handicap Access, Kitchen Facilities, Laundry Room, Public Bathrooms, Security System, Signs Owned

Date added: Added 1 year ago

Listing Category: Commercial/Industrial

Area, sq ft: 2754 sq ft

Acreage: 0.2

Age: 41-60

Business Name: Cancelliere's Pizza

Virtual Tour:

<https://my.matterport.com/show/?m=XzG9N9RzrQv&help=2&brand=0&mls=1&>

INTERIOR FEATURES

Flooring: Ceramic, Concrete

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

UTILITIES

Heat Source: Central, Forced Air, Ductless Mini Split Sys

Heating Fuel: Electric, Oil

Hot Water: Electric

Water: Municipal

Electricity: 200 Amps

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Off Street, Parking Spaces **Construction:** Masonry

11-20

Lot Features: Parking Lot

Lot Dimensions: .20

Road Frontage: State Road

Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: Wawarsing

School District: Rondout Valley Schools

Directions: Ny State Thruway Kingston Exit 19; Ny State Route 28-w To; Ny State Route 209-s; On Right In Hamlet Of Kerhonkson

LISTED BY

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