



**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 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 12 months 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

**Hot Water:** Electric

**Electricity:** 200 Amps

**Heating Fuel:** Electric, Oil

**Water:** Municipal

**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

**Office Name:** Halter Associates Realty

**Office 2 Name:** Halter Associates Realty

**Agent First Name:** Peter

**Agent Last Name:** Cantine

**Agent 2 First Name:** Brian

**Agent 2 Last Name:** Cafferty



### Contact us

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