



Hudson Valley - Catskill Region MLS



KINGSTON, TOWN
948 NY-28, Kingston, NY 12401

<https://gristmillrealestate.com>

\$1,150,000

Step into a turnkey-ready property and established business with a positive cash flow from Day 1! Prime real property, equipment, good will and DBA are all included in this amazing real estate and business opportunity! Tremendous customer loyalty has been cultivated one customer at a time for 30+ years for both in-house sales and off-premises events. Inspired and evolved concept of great Mediterranean-style food utilizing the best fresh local ingredients pleases all—and dovetails beautifully in in-house and catering menus. High visibility and high traffic count directly on NY State Route 28, THE busiest corridor of the Catskills. Improved and well maintained physical plant of 2,948 interior square feet plus 2 walk-in coolers, 2 walk-in freezers and 3 storage sheds. A flow of welcoming retail space for prepared savory foods, bakery confections, grocery products and a dining area. Intelligently laid out, highly efficient support space includes kitchen, bakery, private office and walk-in's and storage sheds out back. Separate bathrooms for public and staff and a conference/tasting room complete the floor plan. Ideal location halfway between Kingston and Woodstock near Onteora Lake, the Ashokan Rail Trail and all the Hudson River Valley-Catskill Mountain region has to offer—world class natural beauty, recreational resources, art, culture and cuisine. Copy and paste this Virtual Tour to your browser: <https://my.matterport.com/show/?m=qKip6K2EopY&help=2&brand=0&mls=1&>

MLS ID: 20232724

Status Category: Active

Zone: Mu-1

Year built: 1969

Other Rooms: Office, Utility Room, Other/see Remarks

Virtual Tour:

<https://my.matterport.com/show/?m=qKip6K2EopY&help=2&brand=0&mls=1&>

Listing Category: Commercial/industrial

Area, sq ft: 2948 sq ft

Acreage: 0.86

Age: 41-60

Commercial Features: Display Window, Electronic Air Filter, Fire Alarm, Kitchen Facilites, Private Restrooms, Public Bathrooms, Security System, Signs Owned, Smoke Detectors, Storage Area

Date added: Added 11 months ago

INTERIOR FEATURES

Flooring: Ceramic, Concrete, Mixed, Other/see Remarks

Additional Interior Features: Retail Sqft

Cooling/Air Conditioning: Central, Ductless Split Ac Units

UTILITIES

Heat Source: Forced Air

Hot Water: Propane

Electricity: Single Phase, 100 Amps, 300 Amps, 400 Amps

Heating Fuel: Propane

Water: Drilled Well

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Off Street, Parking Spaces 20+ **Construction:** Masonry

Lot Features: Adjacent To State Land, Parking Lot

Road Frontage: State Road

Lot Dimensions: .86

LOCATION DETAILS

Area/Town: Kingston, Town

School District: Kingston Consolidated

County: Ulster County

Directions: Ny State Thruway Kingston Exit 19; Route 28w; Property On Right

LISTED BY

Office Name: Halter Associates Realty

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