



**GREENE**  
447 Main St, Catskill, NY 12414

<https://gristmillrealestate.com>

**\$895,000**

Are you in search of the ideal location boasting high traffic and exceptional visibility? If securing a prime spot is your utmost priority, then here is a remarkable investment opportunity in the thriving village of Catskill. This is your chance to acquire one of Catskill's foremost commercial properties, offering limitless potential to those with a visionary outlook. Picture a range of mixed-use applications, from trendy lofts and stylish apartments to a charming boutique hotel and ground-floor retail spaces, restaurant and/or bar. This property's strategic placement provides convenient access to the waterfront, just a block away. Situated within a half-hour drive of renowned Windham and Hunter Mountain ski resorts, Albany, and the Berkshires, this property is a prime investment opportunity in the village of Catskill.

**MLS ID:** 20232761

**Status Category:** Active

**Zone:** 05-cc

**Year built:** 1930

**Date added:** Added 8 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 11840 sq ft

**Acreage:** 0.14

**Age:** 61-100

## UTILITIES

**Heat Source:** Forced Air

**Water:** Municipal

**Heating Fuel:** Natural Gas

**Sewer:** Municipal

## EXTERIOR FEATURES

**Lot Features:** Level, Slope-moderate, Other/see Remarks

**Lot Dimensions:** 0.40

## LOCATION DETAILS

**Area/Town:** Greene

**County:** Greene County

**School District:** Catskill School District

**Directions:** #447 Main Street, Catskill; Valley Pools & Construction Company

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent First Name:** Richard

**Agent 2 First Name:** Michelle

**Office 2 Name:** Corcoran Country Living

**Agent Last Name:** Vizzini

**Agent 2 Last Name:** Bergkamp



**Contact us**

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