



### Saugerties-town

157 W Saugerties Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$224,900**

All Reasonable Offers Will Be Considered! Solid commercial building offers a variety of uses with unlimited potential! Whether your business is just starting out, already established, or expanding, this building can fit a plethora of needs. Set on 1 acre with over 4,400 square feet that can be used for office space, retail, manufacturing, warehouse or whatever your business requires. It includes neatly divided office and commercial space and sits on over one acre. Building affords plenty of storage space, private bathrooms and is handicapped accessible. Gravel parking lot can accommodate 15-20 vehicles. Conveniently located just 4 miles from major routes such as the NY State Thruway, Routes 212, 32, and 9W this property is situated between Saugerties and Woodstock and a short distance to Hunter Mountain and the City of Kingston. Great opportunity for a single occupant or multiple businesses. The possibilities are endless. Call today to schedule a viewing and discover how this unique industrial property can be the foundation for your business success. Don't miss out on the opportunity to blend rural tranquility with industrial efficiency.

**MLS ID:** 20232852

**Status Category:** Active

**Zone:** Com 1

**Year built:** 1989

**Other Rooms:** Office

**Date added:** Added 8 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 4450 sq ft

**Acreage:** 1

**Age:** 21-40

**Commercial Features:** Private Restrooms

### INTERIOR FEATURES

**Flooring:** Carpet, Linoleum

**Additional Interior Features:** Wall Units

**Cooling/Air Conditioning:** Wall Unit

### UTILITIES

**Heat Source:** Wall

**Hot Water:** Electric

**Electricity:** 400 Amps

**Heating Fuel:** Electric, Propane

**Water:** Drilled Well

**Sewer:** Septic In-ground

### EXTERIOR FEATURES

**Garage/Parking Extras:** Lot, Parking Spaces 11-20

**Lot Features:** Level

**Construction:** Frame/mod

**Road Frontage:** Paved

**Lot Dimensions:** 1 Ac

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**County:** Ulster County

**School District:** Saugerties Central Schools

**Directions:** Route 212 To Right Onto Blue Mountain Road, Bear Left Onto West Saugerties Road To #157 On Left.

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Lenz

**Agent First Name:** Catherine



### Contact us

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