

## Saugerties-town

157 W Saugerties Rd, Saugerties, NY 12477

\$224,900

https://gristmillrealestate.com

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 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 4450 sq ft

 Zone: Com 1
 Acreage: 1

 Year built: 1989
 Age: 21-40

Other Rooms: Office Commercial Features: Private Restrooms

## **INTERIOR FEATURES**

Date added: Added 2 years ago

Flooring: Carpet, Linoleum Cooling/Air Conditioning: Wall Unit

Additional Interior Features: Wall Units

## **UTILITIES**

**Heat Source:** Wall **Heating Fuel:** Electric, Propane

Hot Water: Electric Water: Drilled Well

**Electricity:** 400 Amps Sewer: Septic In-ground

## **EXTERIOR FEATURES**

Garage/Parking Extras: Lot, Parking Spaces 11-20 Construction: Frame/mod

Lot Features: Level Road Frontage: Paved

Lot Dimensions: 1 Ac

**LOCATION DETAILS** 

Area/Town: Saugerties-town

County: Ulster County

**LISTED BY** 

Office Name: Howard Hanna Rand Realty

Agent Last Name: Lenz

**School District:** Saugerties Central Schools

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

Agent First Name: Catherine



Contact us

Phone:

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