



**LLOYD**  
3260 Rte 9W, Highland, NY 12528

<https://gristmillrealestate.com>

**\$495,000**

Light Industrial property on 4.8 Acres with 530-feet of road frontage on busy Route 9W in Highland. Currently operating as a successful machine shop. Building has propane heat, well and septic, and 3-phase electric. Both Business and Building are for sale for \$595,000. Building only is for sale for \$495,000. Business includes equipment and customer list.

**MLS ID:** 20232911

**Status Category:** Active

**Zone:** Light Industria

**Year built:** 1968

**Date added:** Added 12 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 2349 sq ft

**Acreage:** 4.8

**Age:** 41-60

## UTILITIES

**Heating Fuel:** Propane

**Sewer:** Septic In-ground

**Water:** Drilled Well

## EXTERIOR FEATURES

**Lot Dimensions:** 4.80

## LOCATION DETAILS

**Area/Town:** Lloyd

**School District:** Highland Central Schools

**Directions:** From The Mid-hudson Bridge, Rt 9w North Approx. 4 Miles. Property On The Right Across From Weidner Memorials.

## LISTED BY

**Office Name:** Mark Stryker Realty Llc

**Agent First Name:** Mark

**Agent Last Name:** Stryker

### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

