



**DELAWARE**  
654 Main St, Margaretville, NY 12455

<https://gristmillrealestate.com>

**\$200,000**

Recent price reductions of \$125,000. Estate says SELL! Its time to consider some fresh air up in the Catskill mountains. Always wanted to run a restaurant and bar with a tremendous 1,400 sq ft outdoor waterside pavilion? Heres your chance. Major price reduction is in place. Come take a look at this amazing space and make an offer. Main Street in Margaretville is bustling again. There is a wonderful water view and waterside dining on the outside pavilion, as well as picnic tables overlooking the stream. This restaurant attracts a steady clientele of both locals, second home and day trippers. "Summerfields" is a Great Restaurant/ Bar with a year round outside pavilion known as the prime location for wedding rehearsal, family gatherings, graduations, club functions and other celebrations. Margaretville is central to the multiple country wedding venues throughout the area. The beauty of the Catskill Mountains and the Delaware River Basin including the nearby Papecton Reservoir make this a majestic location for both private and public functions. There are local fishing, boating, hunting, biking, hiking, camping, golfing destinations and other leisure or vacation activities. This is a wonderful cash business with unlimited potential.

**MLS ID:** 20233022

**Status Category:** Active

**Zone:** Comm

**Year built:** 1968

**Basement:** Partial

**Business Name:** "summerfields"

**Date added:** Added 11 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 1800 sq ft

**Acreage:** 0.3

**Age:** 41-60

**Other Rooms:** Office

**Commercial Features:** Fireplace(s), Handicap Access, Kitchen Facilities, Patio/decks, Public Bathrooms, Security Light(s), Security System, Signs Owned, Storage Area

**Cooling/Air Conditioning:** Ceiling Fan, Wall Unit

## INTERIOR FEATURES

**Flooring:** Ceramic, Hardwood

**Additional Interior Features:** Office Sqft, Cooling, Window Units

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Propane

**Electricity:** Circuit Breakers, 200 Amps

**Heating Fuel:** Propane

**Water:** Municipal

**Sewer:** Community

## EXTERIOR FEATURES

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

**Other Buildings:** Shed

**Road Frontage:** City Street, Paved

**Lot Dimensions:** Irregular

**Construction:** Frame/stick

**Lot Features:** Flood Plain, Level, Flood Zone

**Additional Exterior Features:** Doors Under 10ft

**Lot/Site:** Hamlet/village

## LOCATION DETAILS

**Area/Town:** Delaware

**Directions:** From Nys Thruway Exit 19 Kingston Rte 28west47 Miles To Right On Rte 30 To Left Ommain (co Rte 3) To 654 On Left. Fromoneonta And Delhi Rte 28 East To Left Onrte 30 To Left On Main To 654 On Left.

**School District:** Margaretville Central Schools

**Neighborhood:** Margaretville

## LISTED BY

**Office Name:** Win Morrison Realty

**Agent Last Name:** St John

**Agent First Name:** William



### Contact us

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