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# \$2,500

Opportunity to be the first business in this beautiful, totally renovated space with high visibility on State Route 9w in Highland. The space has two entrances with two brand new, bathrooms, 10 foot ceilings, brand new high energy efficient heat/ac system, new walkways, handicapped accessible. Many possibilities to reap the rewards of this high visibility location. Easy for your customers to find you. Very popular, and successful storage business next door, is thriving. Bring your entrepreneur dreams! Space would be great for retail, office, dog groomer, yoga, professional space, pool installers, landscaping, builders office, with space for displays. The owner is willing to accommodate more outside space if needed. Think atv sales, mower sales, siding company, real estate office, insurance office possibilities are endless. 4 acre lot!

MLS ID: 20233114 Status Category: Active Zone: Commercial Year built: 1979 Ceiling Height: 8

Date added: Added 1 year ago

#### **INTERIOR FEATURES**

Flooring: Vinyl Additional Interior Features: Office Sqft, Retail Sqft

### UTILITIES

Heat Source: Baseboard, Heat Pump Hot Water: Mixed Sewer: On-site

### **EXTERIOR FEATURES**

Garage/Parking Extras: Assigned, Parking Spaces 6-10 Other Buildings: Shed Road Frontage: State Road Lot/Site: Freestanding Listing Category: Commercial/industrial Area, sq ft: 900 sq ft Acreage: 4

**Age:** 41-60

**Commercial Features:** Display Window, Handicap Access, Private Restrooms, Public Bathrooms, Smoke Detectors, Storage Area

Cooling/Air Conditioning: Heat Pump

Heating Fuel: Electric, Oil Electricity: Circuit Breakers

Construction: Frame/stick Lot Features: Level, Parking Lot Lot Dimensions: 4ac

## LOCATION DETAILS

Area/Town: Lloyd County: Ulster County

## LISTED BY

Office Name: Coldwell Banker Village Greenn Agent Last Name: Passante School District: Highlandcentral Directions: 299 To Right On 9w On Left.

Agent First Name: Dawn



#### Contact us Phone:

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