



ROSENDALE
2602 NY-32, Kingston, NY 12401

<https://gristmillrealestate.com>

\$335,000

Zoned B1 and a great opportunity for a multitude of uses - office, medical practice, studio, workshop, etc. The Town of Rosendale Schedule for Permitted Uses is available upon request and can also be found in the associated documents of this listing. Currently used as a 3 bedroom and 1 bath single-family residence, the front 1.4 acres +/-, including the house and shed, are zoned B1, the remainder of the parcel in the rear is zoned R1. Very well maintained featuring a 2022 furnace, newer hot water heater and well pump, and a regularly serviced septic system. There appear to be original hardwood floors in need of refinishing in living- and bedrooms. Great storage in mudroom and 12' x 8' pantry plus utility room with washer and dryer. The two smaller bedrooms feature new laminate "wood" floors. Ramp to entrance provides for great accessibility. 5 minutes from Rosendale and 10 minutes to Kingston. A new business is going in next door, and that building will undergo renovations shortly.

MLS ID: 20233134

Status Category: Pending

Zone: B1

Year built: 1951

Basement: Crawl

Listing Category: Commercial/industrial

Area, sq ft: 1404 sq ft

Acreage: 4.4

Age: 61-100

Date added: Added 12 months ago

INTERIOR FEATURES

Flooring: Carpet, Ceramic, Linoleum, Other/see Remarks

Cooling/Air Conditioning: Ceiling Fan

UTILITIES

Heat Source: Forced Air

Hot Water: Propane

Electricity: 100 Amps

Heating Fuel: Oil

Water: Drilled Well

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Off Street, Parking Spaces 11-20

Other Buildings: Shed

Lot Dimensions: 4.4 Acres

Construction: Frame/stick

Road Frontage: State Road

Lot/Site: Other/see Remarks

LOCATION DETAILS

Area/Town: Rosendale

School District: Kingstonconsold

Elementary School: Ernest C. Myer School

Directions: From Rosendale, Take Route 32 Towards Kingston,
2602 On Right

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty

Agent First Name: Petra

Agent Last Name: Heist



Contact us

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