

## **ROSENDALE**

Construction: Frame/stick

2602 NY-32, Kingston, NY 12401

\$335,000

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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 Listing Category: Commercial/industrial

Status Category: Pending Area, sq ft: 1404 sq ft

Zone: B1 Acreage: 4.4

Year built: 1951 Age: 61-100

Basement: Crawl Date added: Added 1 year ago

INTERIOR FEATURES

Flooring: Carpet, Ceramic, Linoleum, Other/see Remarks Cooling/Air Conditioning: Ceiling Fan

**UTILITIES** 

Heat Source: Forced AirHeating Fuel: OilHot Water: PropaneWater: Drilled WellElectricity: 100 AmpsSewer: Septic In-ground

**EXTERIOR FEATURES** 

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

Other Buildings: Shed

Lot Dimensions: 4.4 Acres

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 Last Name: Heist

Agent First Name: Petra



Phone:

Address:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

