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\$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 2 years ago |
|---|--|
| INTERIOR FEATURES | |
| Flooring: Carpet, Ceramic, Linoleum, Other/see Remarks | Cooling/Air Conditioning: Ceiling Fan |
| UTILITIES | |
| Heat Source: Forced Air | Heating Fuel: Oil |
| Hot Water: Propane | Water: Drilled Well |
| Electricity: 100 Amps | Sewer: Septic In-ground |
| EXTERIOR FEATURES | |
| Garage/Parking Extras: Off Street, Parking Spaces 11-20 | Construction: Frame/stick |
| Other Buildings: Shed | Road Frontage: State Road |
| Lot Dimensions: 4.4 Acres | 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



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