



#### **ESOPUS**

405 Broadway, Ulster Park, NY 12487

\$1,500,000

https://gristmillrealestate.com

This turn-key restaurant has been a staple of the community and has had much success for over 22 years. This building has much to offer as it resides in a GC zone, between Port Ewen and Esopus. In addition, there are 5 occupied apartments and plenty of off-street parking. Plenty of other options may be available for the restaurant space based upon the zoning permitted uses. Restaurant area has an additional party room perfect for catering or private parties. Great opportunity for an investor, someone who wants to open a business, or both!

**MLS ID:** 20233201

Status Category: Active

Zone: Gc

Year built: 1940 Basement: Full

**Commercial Features:** Handicap Access, Kitchen Facilites

**Listing Category:** Commercial/industrial

Area, sq ft: 5871 sq ft

**Acreage:** 1 **Age:** 61-100

Other Rooms: Other/see Remarks

Date added: Added 4 months ago

#### INTERIOR FEATURES

Cooling/Air Conditioning: Ductless Split Ac Units

# **UTILITIES**

Heat Source: Baseboard

**Hot Water:** Gas **Sewer:** Municipal

Heating Fuel: Natural Gas

Water: Municipal

# **EXTERIOR FEATURES**

**Construction:** Frame/stick

 $\ \ \, \textbf{Lot Dimensions:} \ 1$ 

Lot Features: Parking Lot

#### **LOCATION DETAILS**

**Area/Town:** Esopus **County:** Ulster County

School District: Kingston Consolidated

**Directions:** From Esopus - Head North On 9w. Property Is On

The Right Side.

# **LISTED BY**

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