



**Saugerties-town**  
3102 Rte 9W, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$425,000**

Charming 3-bedroom, 1-bathroom home nestled on a spacious 9.2-acre lot with commercial zoning, offering endless possibilities for expansion and business opportunities. Situated in a desirable location, this property combines the tranquility of a residential home with the potential for future commercial ventures. The highlight of this property lies in its expansive 9.2-acre lot, which offers a multitude of options such as a large garage / workshop, storage, or possible multi-units with zoning approval. Whether you dream of building additional residential units, starting a business, or creating recreational amenities, the commercial zoning allows for flexibility and growth. Electric poles onsite for ease of additional electric to future buildings. There is also a potential buyer option of paying off the owners current mortgage allowing the current owner to retain the home with a small portion of the 9.2 acre parcel. Just minutes to the Village of Saugerties, shops, stores. and NYS Thruway.

**Addendum:** Please present all offers. Motivated seller. There is an option to buy out the current mortgage, with the current owner keeping the home with a small portion of the 9.2 acre parcel.

**MLS ID:** 20233431

**Status Category:** Active

**Zone:** 21

**Year built:** 1920

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 2nd:** 228

**Listing Category:** Residential

**Area, sq ft:** 1744 sq ft

**Acreage:** 9.2

**Age:** 100-200

**Full Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1516

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Oil

**Plumbing:** Mixed

**Sewer:** Municipal

**Heating Fuel:** Oil

**Water:** Municipal

**Electricity:** 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Style:** Cape

**Roof:** Asph Shingle

**Lot Dimensions:** 9.20

**Style:** Farm House

**Color:** White

**Other Buildings:** Shed

**Lot:** 2

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**County:** Ulster County

**School District:** Saugerties Central Schools

**Directions:** From Saugerties Village: Rte. 9w S & Rte.32 S To 3102 Route 9w On Left Just After Sunoco / Dunkin Donuts

## LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Naccarato

**Agent First Name:** Louis



### Contact us

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