



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 1 year 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

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

