

## **NEW PALTZ**

235 Main St, New Paltz, NY 12561

\$595,000

https://gristmillrealestate.com

Location location, Main St New Paltz within walking distance to all shopping, college, eateries and stores. Sale includes an adjacent residential parcel totaling +/-1.89 acres, front parcel is a 3-unit commercial building, which can be used as office space, then a detached +/- 600 square foot restaurant building with ample parking for both buildings, property is located in a B-2 commercial zone. The additional parcel is a vacant lot (in the back) zoned R-1 and consists of about 1.43 acres. The property is hooked up to municipal sewer but currently runs off of a well. The additional vacant lot 86.8-4-15 has the potential to develop as a residential parcel. Please see associated doc's for all income and expense info, county records, zoning and uses in the zone.

MLS ID: 20233432

Status Category: Active Area, sq ft: 2758 sq ft

Acreage: 1.89 **Age:** 41-60

Business Name: Berardi Realty

Date added: Added 2 years ago

**Listing Category:** Commercial/industrial

Status Detail: 4 Zone: Com1 Year built: 1965

Basement: Finished, Full

Commercial Features: Display Window, Kitchen Facilites,

Private Restrooms, Smoke Detectors

### INTERIOR FEATURES

Flooring: Ceramic Additional Interior Features: Retail Sqft, Residential Sqft

# UTILITIES

Heat Source: Forced Air **Hot Water:** Electric

Electricity: Single Phase, 100 Amps, 200 Amps

**Heating Fuel:** Propane Water: Drilled Well Sewer: Municipal

### **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway, Lot-paved, Off Street Construction: Frame/stick, Masonry

Lot Features: Additional Land Available, Level, Parking Lot, Road Frontage: City Street Slope-gently

Lot Dimensions: 1.89 Acres Lot/Site: Hamlet/village

## **LOCATION DETAILS**

Area/Town: New Paltz

**Elementary School:** Duzine K-2

**LISTED BY** 

Office Name: Berardi Realty Agent Last Name: Naccarato School District: New Paltz

**Directions:** From Kingston, Take Thruway South, Take New Paltz Exit. Turn Left At The Light And Continue Down Main Street. Property On The Right. New Nellies And Green Taxi Are Tenants Of The Building.

Agent First Name: Louis



Contact us

Phone:

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