



NEW PALTZ
235 Main St, New Paltz, NY 12561

<https://gristmillrealestate.com>

\$595,000

Location 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 8 months 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

Lot Features: Additional Land Available, Level, Parking Lot, Slope-gently

Lot Dimensions: 1.89 Acres

Construction: Frame/stick, Masonry

Road Frontage: City Street

Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: New Paltz

Elementary School: Duzine K-2

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.

LISTED BY

Office Name: Berardi Realty

Agent Last Name: Naccarato

Agent First Name: Louis



Contact us

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