

OLIVE

3135 NY-28, Shokan, NY 12481

\$1,190,000

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Fully permitted fuel storage and distribution facility. Building is 5,500 plus sq ft, has 4 fuel truck bays one of which has a 17 X 4 foot mechanics pit. It also has a rear bay to accommodate inside storage for a full size tanker truck. The fuel oil storage tank has a 30,000 gallon capacity with a 5000 gallon compartment for kerosene. Fuel trucks are filled underneath the canopy. There is a 19 X 33 shop and supply room, a 19 X 25 foot office and a bathroom on the first floor. The second floor has a 20 X 58 foot storage room. The 4 front doors are 12 X 12 feet and the rear door is 14 X 14 feet. In the garage area of the building the ceiling height is 20 feet. The heat source is oil with the combination of forced air blowers and baseboard. There is a two hundred amp electric service. This property is well worth the investment based on location, current permits and condition of the improvements. Building and location are suitable and ideal for other industries such as production, manufacturing, training center/school and much more.

MLS ID: 20233452 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 5580 sq ft

Zone: Com 1 Acreage: 0.9 Year built: 2005 Age: 11-20

Commercial Features: Dock-exterior, Private Restrooms, Date added: Added 2 years ago

Storage Area, U/g Fuel Tanks, Doors Over 10ft

UTILITIES

Heat Source: Baseboard, Forced Air Heating Fuel: Oil

Electricity: 200 Amps

EXTERIOR FEATURES Lot Dimensions: .09 Acres

LOCATION DETAILS

Area/Town: Olive School District: Onteora Central

County: Ulster County **Directions:** From Kingston Entrance Is Through The Lucky Gas

Station Lot

LISTED BY

Office Name: Corcoran Country Living

Agent First Name: Fred
Agent 2 First Name: Jeanne

Office 2 Name: Corcoran Country Living

Agent Last Name: Waring
Agent 2 Last Name: Rakowski



Phone:

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