**WAWARSING**
399 Oak Ridge Rd, Ellenville, NY 12428

https://gristmillrealestate.com

# $795,000

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EXTREME VALUE FOR OVERSIZED COMMERCIAL WAREHOUSE THAT INCLUDES 73.8 acres of land. Building measuring at about 16,000sq feet on the main level and an additional 6000 sq feet on the lower, walk out level. The Commercial space features 3 loading docks in the front, this room measures 60X100 with a concrete floor, 14 foot high ceilings to the main steel beams and then another 2-3 feet of clearance above the beams. The right wing of the building measures +/- 17X80 with a steel reinforced floor with wood as the decking. There is a kitchen space and private offices on the main level along with bathrooms. The building has 3-phase electric. There is a single family detached home (2-bedroom) and 10+acres of vacant land good for development. Property is zoned RU (Rural District) although the building has a preexisting non-conforming permitted uses. Further development of the land would fall under the current RU zoning and permitted uses under this zone are Agricultural, Farm, Single Family homes and Places of Worship to name a few. Private location, yet close to major roads off Route 209, or Route52. Please see associated doc's for County info and Zoning. Priced for quick sale, inquire today.

**MLS ID:** 20240031
**Status Category:** Active
**Zone:** Ru
**Year built:** 1968
**Basement:** Full, Slab
**Overhead Doors:** 5
**Commercial Features:** Dock-exterior, Private Restrooms

**Listing Category:** Commercial/industrial
**Area, sq ft: 22000** sq ft
**Acreage:** 73.8
**Age:** 41-60
**Loading Dock:** 4
**Ceiling Height:** 14
**Date added:** Added 2 years ago

## INTERIOR FEATURES

**Flooring:** Concrete, Hardwood, Wood

## UTILITIES

**Heat Source:** Forced Air
**Hot Water:** Electric, Oil
**Electricity:** Single Phase, Three Phase, 200 Amps, 300 Amps, 400 Amps

**Heating Fuel:** Oil
**Water:** Drilled Well
**Sewer:** Septic In-ground

## EXTERIOR FEATURES

**Garage Type:** Multiple

**Garage/Parking Extras:** Driveway, Lot-paved, Off Street, Parking Spaces 20+

**Construction:** Frame/stick, Masonry

**Other Buildings:** Additional Living Unit

**Lot Features:** Landscaped, Level, Private, Slope-gently, Sub Dividable, Wooded

**Road Frontage:** Country Road

**Additional Exterior Features:** Doors 10-15 Ft, Living Space Available

**Lot Dimensions:** Irregular

**Lot/Site:** Rural, Suburb

## LOCATION DETAILS

**Area/Town:** Wawarsing

**School District:** Ellenvillecentr

**County:** Ulster County

**Directions:** From Ellenville Rt 52 West, 5-6 Miles To Greenfield Park, Left Onto Oak Ridge Rd, Bare Left 3 Miles Til 399

## LISTED BY

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**Contact us**

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