



\$1,280,000

<https://gristmillrealestate.com>

Along the busy Woodstock/Kingston route 28 corridor, sits this turnkey building, from Retail to Restaurant or Investor you can now own your own future, let your vision become a reality. This commercial property is a true gem for entrepreneurs looking for ample space, flexibility, and a prime location. Zoned C-1 for commercial/industrial use, this property sits on 1.10 acres of land and boasts over 9,000 square feet of usable space, including a full finished basement. The building was constructed in 1980 and has been meticulously maintained and updated over the years. Inside, you'll find three separate business spaces, each with their own entrances, exits, and utilities. The units are also connected with interior doors, allowing you to combine them into a larger space if needed. For businesses that require refrigeration and freezer space, this property has you covered with 1,100 square feet of walk-in refrigeration and 100 square feet of freezer space. You'll also find a commercial dishwashing setup in the basement and a bay sink and dishwashing area for commercial kitchens upstairs. The property has recently undergone significant renovations, including updates to the retail side in 2015, septic updates in 2016 and 2018, and renovations to the refrigeration unit in 2019 and 2020. In 2021, a radon mitigation system was installed, and the roof was replaced. The parking lot has also been patched and repaved to ensure a smooth entrance and exit. Additional features of this property include multiple loading docks, kitchenettes, 3-bay sinks, mop bucket and hand washing sinks, and 20 x 20 walk-in cooler in the basement unit. The building is equipped with a new 1200 amp underground service with 480 volt panel, 3 phase panels, and single-phase panel, as well as a pre-existing 600 amp service with multiple meters, 3 phase and single-phase panels. You'll also appreciate the full alarm and security system with cameras, well water supply with filter and U.V. disinfection system, and two separate in-ground septic systems, including a 1000-gallon buried grease trap. The heat source is hot water baseboard (fuel oil) and split heat pump units, with multiple AC split units with heat pumps for air conditioning. Don't miss out on this incredible opportunity to own a commercial property with unlimited potential. Contact us today to schedule a tour of 906 State Route 28 in Kingston, NY 12401!

MLS ID: 20240038

Status Category: Active

Zone: C-1

Year built: 1980

Basement: Full

Loading Dock: Y

Commercial Features: Display Window, Dock-exterior, Fire Alarm, Kitchen Facilities, Private Restrooms, Security Light(s), Smoke Detectors, Storage Area

Slideshow: <https://youtu.be/xYyBVMSMf-I>

Listing Category: Commercial/industrial

Area, sq ft: 9020 sq ft

Acreage: 1.1

Age: 41-60

Other Rooms: Workshop

Business Name: Bella Pasta

Virtual Tour:

<https://my.matterport.com/show/?m=mwZLD7fg7GD&brand=0>

Date added: Added 11 months ago

INTERIOR FEATURES

Flooring: Ceramic, Concrete, Mixed, Vinyl, Wood

Additional Interior Features: Office Sqft, Warehouse Sqft, Retail Sqft

UTILITIES

Heat Source: Ductless Mini Split Sys

Hot Water: Electric

Electricity: 200 Amps, 300 Amps, 600 Amps

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Parking Spaces 20+

Lot Features: Adjacent To State Land, Landscaped, Level, Parking Lot, Wooded

Lot Dimensions: 1.10

LOCATION DETAILS

Area/Town: Kingston, Town

Directions: Route 28 To 906

LISTED BY

Office Name: Coldwell Banker Village Green

Agent First Name: Lindsay

Agent 2 First Name: Eric

Cooling/Air Conditioning: Ceiling Fan

Heating Fuel: Electric, Oil, Propane

Water: Drilled Well

Sewer: On-site, Septic In-ground

Construction: Frame/stick, Masonry

Road Frontage: State Road, Paved

Lot/Site: Shopping Mall

School District: Onteora Central

Neighborhood: West Hurley

Office 2 Name: Coldwell Banker Village Green

Agent Last Name: Quayle

Agent 2 Last Name: Amaral



Contact us

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