



801 Columbia St, Hudson, NY 12534

\$599,000

https://gristmillrealestate.com

Priced to sell quickly, this legendary 4553 SF Hudson property (formerly Niver's Music Store) is ready for the build out of a visionary investor. The desirable, high-traffic corner location is just steps away fromWarren Street and sits in the newly designated Depot District. This Hudson Historic District qualifies as an Opportunity Zone and is eligible for Federal and New York State Historic Preservation tax credits. The 2275 SF first floor consists of retail space with large show windows, office, workshop, garage and bathroom. The second floor was formerly two residential apartments with an additional 2275 of space. The building is directly across the street from Cafe Mutton, and close to hot spots Lil' Deb's Oasis, Return Brewing, Upper Depot Brewing and Isaan Thai. Don't miss this exciting opportunity to acquire one of the few remaining buildings in downtown Hudson!

MLS ID: 20240071 **Listing Category:** Multi-family

Status Category: Active Zone: R5

Year built: 1980 Acreage: 0.04

Date added: Added 1 year ago **Age:** 41-60

UTILITIES

Water: Town Electric: 200a

EXTERIOR FEATURES

Garage Type: Other-see Remarks Garage Capacity: One

Lot Dimensions: 4553sf **Lot:** 14

LOCATION DETAILS

Area/Town: Columbia School District: Hudson City Schools

Directions: Corner Of 8th St And Columbia. County: Columbia County

LISTED BY

Office Name: The Kinderhook Group, Inc. Agent First Name: Frederick

Agent Last Name: Hartz



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