



OTHER
320 Main St, Middleburgh, NY 12122

\$690,000

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Investment Opportunity in the Heart of a Charming Rural NY Town! Welcome to the epitome of small-town charm and investment potential! This fully renovated mixed-use property is a savvy investor's dream, offering a perfect blend of residential and commercial spaces in a quaint rural setting. Nestled in the heart of Middleburgh, this property is a testament to modern luxury and smart investment. Boasting a total of five thoughtfully designed apartments, this property is a haven for both short-term and long-term rentals. Each apartment is a unique blend of comfort and style, featuring modern amenities, such as ductless split unit heat and AC, laundry, and a dishwasher in every unit, that cater to the needs of today's discerning tenants. One apartment has its own private entrance, while the other four are accessed via common stairway. In each cozy one-bedroom unit, every inch of living space has been crafted with meticulous attention to detail. Four of the five units are being sold fully furnished for ease of transition. The pièce de résistance of this property is the trendy commercial storefront that currently houses a popular coffee shop and bakery. The bustling energy of the storefront not only adds to the charm of the neighborhood but also provides an additional and consistent revenue stream. The coffee shop's established reputation in the community ensures a built-in customer base, making it an ideal addition to this investment gem. Diversify your investment portfolio with the flexibility of both short-term, long-term and commercial rental options. The mix of leasing possibilities ensures a steady flow of income, making this property a reliable and resilient addition to your investment portfolio. Situated in the heart of Middleburgh, residents and commercial tenants alike enjoy the convenience of being steps away from local shops, dining, and community events. The town's serene atmosphere and friendly community make it an ideal destination for both residents and visitors, enhancing the property's overall appeal. No stone was left unturned in the comprehensive renovation of this entire property. From top to bottom, the building exudes a fresh and modern aesthetic while preserving its historic charm. Updates to the plumbing, electrical, and HVAC systems ensure peace of mind for both the property owner and tenants. Don't miss your chance to own a piece of Middleburgh's future. This mixed-use property is not just a sound investment; it's an opportunity to be part of a community on the rise. Floor plans, financials, and more are available upon request. Seize the moment and make this your next successful venture.

MLS ID: 20240086

Status Category: Active

Zone: C

Year built: 1927

Bedrooms: 5

Number of Units: 5

Unit 1 Baths: 1

Unit 2 Bedrooms: 1

Unit 2 SqFt: 500

Listing Category: Multi-family

Area, sq ft: 2500 sq ft

Acreage: 0.06

Age: 61-100

Attic: Walk Up

Unit 1 Bedrooms: 1

Unit 1 SqFt: 500

Unit 2 Baths: 1

Unit 3 Bedrooms: 1

Unit 3 Baths: 1

Unit 4 Bedrooms: 1

Unit 4 SqFt: 500

Unit 5 Baths: 1

Date added: Added 8 months ago

Unit 3 SqFt: 500

Unit 4 Baths: 1

Unit 5 Bedrooms: 1

Unit 5 SqFt: 500

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer, Other/see Remarks

Cooling/Air Conditioning: Ductless Split Ac Units

Flooring: Ceramic, Concrete, Hardwood

Additional Interior Features: 9 Ft Ceilings

UTILITIES

Heat Source: Ductless Mini Split Sys

Water: Municipal

Electric: 10400

Sewer: Municipal

Hot Water: Oil

Plumbing: Aqua-pex, Copper

Electricity: 100 Amps, 200 Amps

EXTERIOR FEATURES

Style: Townhouse

Siding: Brick

Lot Dimensions: .06

Construction: Frame/stick

Roof: Asph Shingle

Lot: 13

LOCATION DETAILS

School District: Middleburgh

Directions: Street Parking.

Lot/Site: Hamlet/village

LISTED BY

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