

LLOYD

437 New Paltz Rd, Highland, NY 12528

\$699,000

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Conveniently located commercial building actively bringing in income. The building is owned by local contractor/builder; the building is in good condition and well taken care of. The first floor is spacious, with high ceilings, big windows and perfectly setup for the current use, a reputable preschool. The first level also has a fenced in play yard. The 2nd level has a shared entrance as well as it's own private entry on the side of the building. Inside there is a common area, shared restroom, a smaller office/storage space and 4 additional spaces of varying sizes (2 currently rented). The largest of the 4 has a large, loft studio feel. Combined monthly income is \$4300 with potential for more (2 vacant office/suites). Smaller suites/offices could easily be turned into a bigger rental space by combining areas. Parking for about 15 cars. Basement is perfect for storage.

MLS ID: 20240091 **Listing Category:** Commercial/industrial

Area, sq ft: 4524 sq ft Status Category: Active

Zone: Ib Acreage: 0.7 Year built: 2005 **Age:** 11-20

Commercial Features: Handicap Access Date added: Added 2 years ago

INTERIOR FEATURES

Flooring: Mixed

UTILITIES

Heat Source: Forced Air, Heat Pump Heating Fuel: Electric, Propane

EXTERIOR FEATURES

Garage/Parking Extras: Parking Spaces 11-20

LOCATION DETAILS

School District: Highland Central Schools Area/Town: Lloyd Directions: Rt 299 To New Paltz Rd **County:** Ulster County

LISTED BY

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