



**LLOYD**  
437 New Paltz Rd, Highland, NY 12528

<https://gristmillrealestate.com>

**\$699,000**

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

**Status Category:** Active

**Zone:** Lb

**Year built:** 2005

**Commercial Features:** Handicap Access

**Listing Category:** Commercial/industrial

**Area, sq ft:** 4524 sq ft

**Acreage:** 0.7

**Age:** 11-20

**Date added:** Added 12 months 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

**Area/Town:** Lloyd

**County:** Ulster County

**School District:** Highland Central Schools

**Directions:** Rt 299 To New Paltz Rd

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent First Name:** Danielle



**Contact us**

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