

ESOPUS

270-272 Broadway, Port Ewen, NY 12466

\$699,900

https://gristmillrealestate.com

Here is your chance to own a little piece of Port Ewen history. Property is zoned GC/R12 it consists of a 6,000 sq. ft building which in the 50's it was a Label Factory, in the 70's it was a factory that made rubber mats for playgrounds, part was once a hair salon and most recently was an auto motive repair shop. Building is currently being used by owner as a warehouse and office. Office is in the front of building along with small kitchen and bath. Two large overhead doors on the side of building lead to service area. There is also another small overhead door for more storage. Stairs on the back of the building lead to what was once a 1,000 sq. ft, 2 bedrooms, 1 bath apartment, that is waiting to be finished it is all studded out waiting for your finishing touches. The warehouse/shop has new electrical service, rolled roof was done 2 years ago. As well as all new windows. Also included on this parcel is a 3 bedroom, 2 bath home which is currently rented for \$1,600 a month tenants pay all utilities and are month to month. When you enter the side entrance of this home there is a door to your left which currently being used as primary bedroom and bath, which current owners were going to make it into a studio apartment which can still be done by just adding a kitchenette. And make the house a 2 bedroom. There is also a stand-alone one car garage that is rented out for \$500 a month. Large parking area in back is also rented for parking at \$500 a month. The rear part of the property is zoned R12 and is a buildable lot that borders Bowne St.

MLS ID: 20240159 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 6000 sq ft

Zone: Gc/r12 Acreage: 1.6 Year built: 1901 Age: 100-200

Commercial Features: Kitchen Facilites. O/h Doors Electric. Date added: Added 2 years ago

Private Restrooms, Storage Area, Doors Over 10ft

INTERIOR FEATURES

Flooring: Concrete, Linoleum Additional Interior Features: Warehouse Sqft

UTILITIES

Water: Municipal Sewer: Municipal

EXTERIOR FEATURES

Other Buildings: Additional Garage, Additional Living Unit, Lot Features: Level, Other/see Remarks

Other/see Remarks

Lot Dimensions: Tf Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: Esopus School District: Kingston Consolidated

Elementary School: Robert R Graves School **County:** Ulster County

Directions: From Kingston Take Route 9w Towards Port Ewen. Go Through The Village Property Will Be On The Right Directly Across From River Rd.

LISTED BY

Office Name: Mid Hudson Valley Realty Corp. Agent First Name: Tracy

Agent Last Name: Rios



Contact us

Phone:

Address:

(845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

