



**ESOPUS**  
270-272 Broadway, Port Ewen, NY 12466

<https://gristmillrealestate.com>

**\$699,900**

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

**Status Category:** Active

**Zone:** Gc/r12

**Year built:** 1901

**Commercial Features:** Kitchen Facilites, O/h Doors Electric, Private Restrooms, Storage Area, Doors Over 10ft

**Listing Category:** Commercial/industrial

**Area, sq ft:** 6000 sq ft

**Acreage:** 1.6

**Age:** 100-200

**Date added:** Added 12 months ago

## INTERIOR FEATURES

**Flooring:** Concrete, Linoleum

**Additional Interior Features:** Warehouse Sqft

## UTILITIES

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Other Buildings:** Additional Garage, Additional Living Unit, Other/see Remarks

**Lot Features:** Level, Other/see Remarks

**Lot Dimensions:** Tf

**Lot/Site:** Hamlet/village

## LOCATION DETAILS

**Area/Town:** Esopus

**Elementary School:** Robert R Graves School

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

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Mid Hudson Valley Realty Corp.

**Agent Last Name:** Rios

**Agent First Name:** Tracy



### Contact us

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