



DELAWARE

46 Depot St, Arkville, NY 12406

\$879,900

https://gristmillrealestate.com

This is a Class Act! Class A Food Service Facility - Class A Money Maker! A True Opportunity. Absolutely Turn Key. Fantastic Established Good Will. Multi Facetted Market Place. Fantastic Brand New Infrastructure & Equipment. Top Notch Numbers - Get the Facts - Growth Potential Abounds - OUT DOOR DINING & PATTIO PERFECTION - Brand New Full Bar - From Ice Cream to Pizza & Steak, Sandwiches, BBQ, & Entrees - Everything is In Place & Rocking! "The Catskills is Growing West" and Goatie Whites Restaurant is smack dab on the heart of the path! The charming and historic Town of Fleischmann's NY. Easy access off NY State Route 28 West. The Catskill Park is populated year round. Summer to Winter w/ Recreation & A Growing Local Economy Come make your mark in a burgeoning new market area.

MLS ID: 20240164 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 2288 sq ft

Zone: Com Acreage: 0.7
Year built: 2014 Age: 11-20

Basement: Slab

Commercial Features: Fire Alarm, Handicap Access, Kitchen

Date added: Added 4 months ago

Facilites, Public Bathrooms, Signs Owned, Smoke Detectors

### **INTERIOR FEATURES**

Flooring: Concrete, Vinyl Cooling/Air Conditioning: Central

#### UTILITIES

**Heat Source:** Central **Water:** Municipal **Electricity:** Circuit Breakers, Single Phase, 200 Amps **Sewer:** Municipal

### **EXTERIOR FEATURES**

**Garage/Parking Extras:** Parking Spaces 20+ **Construction:** Frame/stick

Lot Features: Landscaped, Level, Parking Lot Road Frontage: State Road, Us Highway

Additional Exterior Features: Partially Fenced, Fire Sprinkler Lot Dimensions: Irreg

Lot/Site: Hamlet/village

# **LOCATION DETAILS**

Area/Town: Delaware School District: Margaretville Central Schools

**Directions:** Route 28 West, Past The Entrance To Belleayre, Down The Hill To The Second Right Turn Into Fleischmanns On Depot Street. Goatie White's Restaurant Is Immediately On The Right

## **LISTED BY**

Office Name: Win Morrison Realty Office 2 Name: Win Morrison Realty-k

Agent First Name: WilliamAgent Last Name: St JohnAgent 2 First Name: SiobhanAgent 2 Last Name: Scanlan





Phone:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

