



SHANDAKEN
52 Main St, Phoenicia, NY 12464

\$799,000

<https://gristmillrealestate.com>

MIXED USE BUILDING-USE YOUR IMAGINATION!!! 6200SF building on Main Street, Phoenicia with 5 possible monthly income streams. Spacious live-in/rental apartment: 1000SF, 3BRs, 1½ BAs w/screen porch and 184SF private deck. Large 2500SF Store Rental, dividable into 2 stores plus a 430SF office area in rear and an additional 1500SF room on the 2nd floor that can be rented to the main store occupant for additional space or converted into an office rental or an apt. Two car rentable garage in rear. Low taxes and municipal water. If you want to OWN, LIVE and POSSIBLY WORK in a rural community just 2 hours from Manhattan, don't look any further, this is it. Phoenicia is midway between Hunter, Belleayre and Woodstock, surrounded by the magnificent unspoiled Catskill Mountains and it's in the heart of the NYC Watershed.

MLS ID: 20240235

Status Category: Active

Zone: Hc

Year built: 1900

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Family Room Level: 2

Bedroom 2 Level: 2

SqFt 1st: 3201

Living Room Room Size: 15.5x13

Kitchen Room Size: 15.5x13

Bedroom 1 Room Size: 15.5x9.5

Bedroom 3 Room Size: 13x11.5

Status: [2](#)

Listing Category: Residential

Area, sq ft: 6201 sq ft

Acreage: 0.32

Age: 100-200

Full Baths: One

Living Room Level: 2

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

SqFt 2nd: 3000

Family Room Room Size: 13x12

Dining Room Room Size: 15.5x9

Bedroom 2 Room Size: 13x11

Attic: Finished, Stand Up, Walk Up

Date added: Added 11 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Flooring: Ceramic, Vinyl, Wood

UTILITIES

Heat Source: Baseboard, Forced Air

Heating Fuel: Electric, Propane

Hot Water: Electric

Water: Municipal

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Two Story

Siding: Wood

Lot Dimensions: .32 Acre

Garage/Parking Extras: 2-car

Construction: Frame/stick

Porch: Screened Porch

Lot: 5

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Hamlet/village

Directions: Route 28 East Or West To 52 Main Street In The Village Of Phoenicia.

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Ruth Gale Realty

Agent Last Name: Peavy

Agent First Name: Alfred



Contact us

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