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## \$799,000

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 2stores 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 foradditional space or converted into an office rental or an apt. Two car rentable garage in rear. Low taxes and municipal water. If you want toOWN, LIVE and POSSIBLY WORK in a rural community just 2 hours from Manhattan, don't look any further, this is it. Phoenicia is midwaybetween Hunter, Belleayre and Woodstock, surrounded by the magnificent unspoiled Catskill Mountains and it's in the heart of the NYCWatershed.

MLS ID: 20240235 Status Category: Active Zone: Ho **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

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

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 2 years ago

Flooring: Ceramic, Vinyl, Wood

UTILITIES Heat Source: Baseboard, Forced Air Hot Water: Electric

**INTERIOR FEATURES** 

Heating Fuel: Electric, Propane Water: Municipal

Plumbing: Mixed

Sewer: Septic-ingr.

## **EXTERIOR FEATURES**

Garage Type: Garage Detached Style: Two Story Siding: Wood Lot Dimensions: .32 Acre

## LOCATION DETAILS

Area/Town: Shandaken Lot/Site: Hamlet/village Directions: Route 28 East Or West To 52 Main Street In The Village Of Phoenicia.

## LISTED BY

Office Name: Ruth Gale Realty Agent Last Name: Peavy Garage/Parking Extras: 2-car Construction: Frame/stick Porch: Screened Porch Lot: 5

School District: Onteora Central County: Ulster County

Agent First Name: Alfred



Contact us Phone:

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