**Saugerties-town**
338 NY-212, Saugerties, NY 12477

https://gristmillrealestate.com

# $2,500,000

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338 Route 212 in Saugerties NY presents a prospective purchaser with a prime investment opportunity. The building is comprised of three units all fully occupied with options to renew. The building is located next to Starbucks, totaling 5,916 square feet constructed in 2013. Featuring excellent visibility situated on route 212 just east of the I-87 Thruway exit, with a combined average daily traffic count of more than 11,000 vehicles (recorded 2018). The accessibility allows the property to reach the strong surrounding demographics, including Woodstock and Kingston. The lot is a total of 0.85 of an acre with +/- 30 parking spaces including reserved handicapped spots. Verizon and Access Physical Health are both NNN leases, Buns is on a gross lease. Please see the Income and Expense sheet attached to the listing.

**MLS ID:** 20240247
**Listing Category:** Commercial/industrial
**Status Category:** Active
**Area, sq ft: 5916** sq ft
**Zone:** Gb
**Acreage:** 0.85
**Year built:** 2013
**Age:** 6-10
**Basement:** Slab
**Business Name:** Verizon/access/buns
**Commercial Features:** Display Window, Fire Alarm, Handicap Access, Security System, Smoke Detectors
**Date added:** Added 2 years ago

## INTERIOR FEATURES

**Flooring:** Mixed
**Cooling/Air Conditioning:** Central
**Additional Interior Features:** Total Sqft

## UTILITIES

**Heat Source:** Forced Air
**Heating Fuel:** Natural Gas
**Hot Water:** Electric
**Water:** Municipal
**Electricity:** Single Phase, Three Phase, 200 Amps
**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot, Lot-paved, Lot-striped, Off Street, Parking Spaces 20+
**Lot Features:** Landscaped, Level, Parking Lot
**Road Frontage:** State Road, Interchange, Paved
**Lot Dimensions:** .85
**Lot/Site:** Hamlet/village

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**School District:** Saugertiescentr

**Elementary School:** Cahill K-6

**County:** Ulster County

**Directions:** From I-87n Take The Saugerties Exit. At Light Turn Right. Destination Is On The Left.

## LISTED BY

**Office Name:** Berardi Realty

**Agent First Name:** Gabrielle

**Agent Last Name:** Edwards


**Contact us**

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