



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

<https://gristmillrealestate.com>

\$2,500,000

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

Status Category: Active

Zone: Gb

Year built: 2013

Basement: Slab

Commercial Features: Display Window, Fire Alarm, Handicap Access, Security System, Smoke Detectors

Listing Category: Commercial/industrial

Area, sq ft: 5916 sq ft

Acreage: 0.85

Age: 6-10

Business Name: Verizon/access/buns

Date added: Added 11 months ago

INTERIOR FEATURES

Flooring: Mixed

Additional Interior Features: Total Sqft

Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Forced Air

Hot Water: Electric

Electricity: Single Phase, Three Phase, 200 Amps

Heating Fuel: Natural Gas

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot, Lot-paved, Lot-striped, Off Street, Parking Spaces 20+

Road Frontage: State Road, Interchange, Paved

Lot/Site: Hamlet/village

Lot Features: Landscaped, Level, Parking Lot

Lot Dimensions: .85

LOCATION DETAILS

Area/Town: Saugerties-town

Elementary School: Cahill K-6

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

School District: Saugertiescentr

County: Ulster County

LISTED BY

Office Name: Berardi Realty

Agent Last Name: Edwards

Agent First Name: Gabrielle



Contact us

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