

Saugerties-town

338 NY-212, Saugerties, NY 12477

\$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 Date added: Added 1 year ago

Access, Security System, Smoke Detectors

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

Lot Features: Landscaped, Level, Parking Lot

Street, Parking Spaces 20+

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

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Contact us

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