



**GREENE**  
4524 NY-23, Cairo, NY 12413

<https://gristmillrealestate.com>

**\$920,000**

This property consists of two parcels totaling 21 acres. Set back on a hill is a two bay commercial garage 40' x 50' with 2 bays with 14' garage doors. There are two small offices upstairs with a half bath. The two bays are separated by a wall. The right side has a lower ceiling with storage space above and the left side has a wood furnace for heating, the two offices and 2 half baths. One upstairs and one downstairs with a slop sink and hot water heater. There is a four unit apartment building that is 20' x 115'. There are 2-1 bedroom and 2-2 bedroom apartments. There is a laundry room with two coin operated washer and dryers. There is a class A stream on the right side of the property great for fishing on a hot summer day. There is another room with the boiler, hot water heater and an above ground 1000 septic tank. There are so many opportunities for this land. This is a beautiful piece of property with some lovely views. Flat and sloped cleared land with fields between the apartments and the garage and approximately another 13 acres of wooded land. There are two wells by the apartments. One is new efficient at 50 gal/minute. There is another well near the garage that pumps 100 gal per minute. A special new pumping system was put in to send the water up the hill from the apartments to the septic.

**MLS ID:** 20240260

**Status Category:** Active

**Zone:** 01

**Year built:** 1978

**Basement:** Slab

**Overhead Doors:** 2

**Listing Category:** Commercial/industrial

**Area, sq ft:** 2300 sq ft

**Acreage:** 21

**Age:** 41-60

**Other Rooms:** Office, Utility Room, Workshop, Other/see Remarks

**Date added:** Added 8 months ago

## INTERIOR FEATURES

**Flooring:** Mixed

**Cooling/Air Conditioning:** Ceiling Fan, Wall Unit

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Heating Fuel:** Oil

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot, Off Street, Parking Spaces 20+

**Other Buildings:** Additional Garage, Workshop, Other/see Remarks

**Construction:** Frame/mod, Masonry

**Lot Features:** Level, Meadow, Parking Lot, Slope-moderate, Wooded

**Lot Dimensions:** 21 Acres

## LOCATION DETAILS

**Area/Town:** Greene

**School District:** Cairo-durham Central School Dist

**Directions:** From Nys Thruway Take Catskill Exit 21 To Route 23 Cairo. #4524 Route 23 Cairo. Property On The Right.

## LISTED BY

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### Contact us

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