



**Saugerties-town**  
3123 Rte 9W, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$4,000**

Wonderful high visibility opportunity awaits-high traffic count- 9W-so many space uses-Brew Pub-Wood fired Pizza-Bakery-Tavern -Butcher Shop- Daycare- General Retail- Laundromat. \$4000.00 per month, triple net. (Taxes, Maintenance & Insurance). Commercial Corner property. 2500 square foot building on 1.5 Acres complete with 43 parking spaces. Easy to show. Cannot be a chain restaurant - no drive thru.

**MLS ID:** 20240300

**Status Category:** Active

**Zone:** Comm

**Year built:** 1972

**Basement:** Slab

**Date added:** Added 11 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 2500 sq ft

**Acreage:** 1.5

**Age:** 41-60

**Commercial Features:** Kitchen Facilites, Public Bathrooms, Smoke Detectors

## INTERIOR FEATURES

**Flooring:** Ceramic

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Electric

**Electricity:** 300 Amps

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot

**Lot Features:** Landscaped, Level

**Lot/Site:** Hamlet/village

**Construction:** Masonry

**Lot Dimensions:** 1.5

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**County:** Ulster County

**School District:** Saugerties Central Schools

**Directions:** From Village Take 9w South , Property On The Right. Corner Of Manor Lane And 9w.

**LISTED BY**

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Orapello

**Agent First Name:** Mary



**Contact us**

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