

Saugerties-town

3123 Rte 9W, Saugerties, NY 12477

\$4,000

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Wonderful high visability 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 restairant - no drive thru.

MLS ID: 20240300 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 2500 sq ft

Zone: Comm Acreage: 1.5
Year built: 1972 Age: 41-60

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

Date added: Added 1 year ago

INTERIOR FEATURES

Flooring: Ceramic Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Forced Air Heating Fuel: Natural Gas

Hot Water: ElectricWater: MunicipalElectricity: 300 AmpsSewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot Construction: Masonry Lot Features: Landscaped, Level Lot Dimensions: 1.5

Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: Saugerties-town School District: Saugerties Central Schools

County: Ulster County **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



Phone:

Address:

(845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

