



SHANDAKEN
7284 NY-28, Shandaken, NY 12480

<https://gristmillrealestate.com>

\$485,000

This is a prime mixed-use property boasting 6000 square feet of potential nestled in a highly visible location, capturing the attention of passing traffic. This unique property offers a versatile canvas for entrepreneurs seeking a dynamic business venture. The commercial space downstairs presents a charming opportunity awaiting revitalization. With original wood beams and a rustic log-style bar exuding character, this space is primed to be reimagined as a vibrant local hotspot. The inviting fireplace sets a cozy ambiance, while expansive windows frame picturesque views of the mountains and tranquil stream across the street, flooding the interior with natural light. Currently featuring a separate rental building and an owner's residence upstairs, this property offers a multifaceted investment opportunity. The commercial space downstairs, though in need of some TLC, holds immense potential for various business endeavors. Special features worth noting are: DEP approved and installed septic pumped in 2022, 3 year old roof on both buildings, Boiler replaced 5 years ago, The garage features radiant floor heat, an oversized 12 foot automatic door and a steel I-Beam with rolling hoist. Photos have been digitally altered to remove excess personal items.

MLS ID: 20240336

Status Category: Active

Zone: Hb

Year built: 1906

Date added: Added 7 months ago

Listing Category: Commercial/industrial

Area, sq ft: 6000 sq ft

Acreage: 0.92

Age: 100-200

EXTERIOR FEATURES

Lot Dimensions: 40075

LOCATION DETAILS

Area/Town: Shandaken

Directions: Use Exit 19 On Nys Thruway Take First Right On Traffic Circle To Head West And Go Past Phoenicia And You Will See A Red Building On A Hill On The Right Hand Side Before Route 42.

School District: Onteora Central

LISTED BY

Office Name: Keller Williams Realty Hv Nort

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Contact us

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