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# \$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 1 year 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.

## LISTED BY

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