



**\$485,000**

<https://gristmillrealestate.com>

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:** 20240339

**Status Category:** Active

**Acreage:** 0.92

**Age:** 100-200

**Listing Category:** Multi-family

**Zone:** Hb

**Year built:** 1906

**Date added:** Added 11 months ago

### UTILITIES

**Water:** Owner

**Electric:** Ten

### EXTERIOR FEATURES

**Garage Type:** Drive Under

**Garage Capacity:** Two

**Lot Dimensions:** 40075

**Lot:** 10

### LOCATION DETAILS

**Area/Town:** Shandaken

**School District:** Onteora Central

**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 Route42.

**LISTED BY**

**Office Name:** Keller Williams Realty Hv Nort

**Agent Last Name:** Falkowski

**Agent First Name:** Teresa



**Contact us**

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