



**\$749,000**

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Embrace the charm of the Village of Saugerties with this distinguished building boasting 6336 square feet of space, exuding character and elegance throughout. Hardwood floors grace the interior, accentuating the timeless appeal of the property. Natural light pours in through expansive windows, illuminating the open layout and highlighting the high ceilings that add an air of grandeur. This versatile property offers not only a spacious main floor perfect for various commercial endeavors but also two beautifully appointed one-bedroom apartments on the second floor, providing additional income potential or living space. Convenient parking in the back, off-street, ensures ease of access for tenants and visitors alike. Discover the perfect blend of functionality and sophistication in this prime Saugerties location, where opportunities abound for both business and residential purposes. Don't miss the chance to make this remarkable building yours in the heart of this vibrant village community.

**MLS ID:** 20240359

**Status Category:** Active

**Area, sq ft:** 6336 sq ft

**Acreage:** 0.11

**Age:** 100-200

**Other Rooms:** Office

**Commercial Features:** Display Window, Private Restrooms, Security System

**Listing Category:** Commercial/industrial

**Status Detail:** 2

**Zone:** Com

**Year built:** 1906

**Basement:** Full

**Business Name:** Mother Earth

**Date added:** Added 11 months ago

## INTERIOR FEATURES

**Flooring:** Carpet, Ceramic, Hardwood, Mixed

**Cooling/Air Conditioning:** Central, Ductless Split Ac Units

## UTILITIES

**Heat Source:** Baseboard, Forced Air, Natural Gas Available

**Hot Water:** Gas

**Electricity:** 10200, 200 Amps

**Heating Fuel:** Natural Gas

**Water:** 1320, Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Assigned, Lot-paved, Off Street, Parking Spaces 1-5

**Road Frontage:** City Street

**Lot/Site:** Hamlet/village

**Construction:** Frame/stick

**Lot Dimensions:** .11

## LOCATION DETAILS

**Area/Town:** Saugerties-vlg

**County:** Ulster County

**School District:** Saugerties Central Schools

**Directions:** Rt 9w To Saugerties At Light Turn Onto Main St  
Property On Right

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Boice

**Agent First Name:** Jeanne



### Contact us

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