



**\$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.

**Addendum:** There is a boiler, forced air with central AC for store and unit 2 upstairs. Boiler was just inspected in November ish. Gets inspected yearly. Unit 1 has SPLIT FOR AC ONLY and baseboard gas heat. Meters are behind back staircase under deck.ground level There is a third space upstairs that could be used as an office or storage. 1994 total gut, both floors to the studs, all new insulation. New plumbing and all new electric. New floors (Pine Plains ) reconstructed, local wood white oak. Parking in the back, 5 spaces. Width of building and across the parking lot.True ROW is through the tunnel.Guard rail separates the Dutch and us.Sidewalk blue stone was just leveled too. Owner occupied store so numbers don't make sense.

**MLS ID:** 20240360

**Status Category:** Active

**Area, sq ft:** 1210 sq ft

**Acreage:** 0.11

**Age:** 100-200

**Basement:** Full

**Number of Units:** 2

**Unit 1 Baths:** 1

**Unit 2 Bedrooms:** 1

**Unit 2 SqFt:** 460

**Listing Category:** Multi-family

**Status Detail:** 2

**Zone:** Com

**Year built:** 1906

**Bedrooms:** 2

**Other Rooms:** Office, Utility Room

**Unit 1 Bedrooms:** 1

**Unit 1 SqFt:** 750

**Unit 2 Baths:** 1

**Date added:** Added 7 months ago

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

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

**Flooring:** Carpet, Hardwood, Mixed, Vinyl

**Miscellaneous Features:** Ceiling-vaulted

## UTILITIES

**Heat Source:** Central, Forced Air

**Hot Water:** Gas

**Plumbing:** Mixed

**Electricity:** 200 Amps

**Heating Fuel:** Electric, Natural Gas

**Water:** 1320, Municipal

**Electric:** 10200

**Sewer:** Municipal

## EXTERIOR FEATURES

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

**Style:** Two Story

**Other Buildings:** Other/see Remarks

**Lot Dimensions:** .11

**Driveway:** Blacktop

**Construction:** Frame/stick

**Lot Features:** Parking Lot

**Lot:** 18.1

## LOCATION DETAILS

**Area/Town:** Saugerties-vlg

**Lot/Site:** Hamlet/village

**Directions:** 9w To Saugerties Left At Light Onto Main Street  
Property On Right

**School District:** Saugerties Central Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

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### Contact us

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