



\$749,000

<https://gristmillrealestate.com>

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 11 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

Agent Last Name: Boice

Agent First Name: Jeanne



Contact us

Phone:

(845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

