



**MARBLETOWN**  
113 Main St, High Falls, NY 12440

**\$6,000**

<https://gristmillrealestate.com>

Nestled in the middle of historic High Falls, New York, this restored Live/Work building offers an exceptional opportunity for entrepreneurs, artists, and urban dwellers seeking a unique blend of history and modernity. Stepping into the ground floor, you'll find large open spaces brimming with potential, ideal for retail ventures, art galleries, or creative studios. A convenient kitchen/breakroom, half bath, and a storage room further enhance the functionality of this level, providing versatility and convenience for various business endeavors. Ascend to the second floor, where the charm of yesteryear meets contemporary living. This level features a thoughtfully designed two-bedroom, two-bathroom residence boasting a gourmet kitchen with sleek appliances, ample counter and cabinet space, and a sunny window seat, ideal for culinary enthusiasts and entertainers alike. The open plan includes living room, dining area and library, all featuring original wood floors and generous natural light. Two bedrooms boast roomy closets, while a dedicated home office space provides the perfect environment for remote work or creative pursuits. From the kitchen, step outside onto your large deck, or retreat to the fenced-in yard with charming courtyard for moments of serenity and privacy. With historic landmarks, scenic trails, and cultural attractions just moments away, and easy access to local dining, shopping, and entertainment options, this property offers the perfect balance of convenience and tranquility. Whether you're seeking a place to live, work, or both, don't miss out on the opportunity to live in this vibrant community. Conveniently located near popular towns such as Kingston, Stone Ridge, Woodstock, as well as recreational areas including Mohonk Preserve, Minnewaska State Park, and Walkkill Valley Rail Trail. Local establishments such as Westwind Orchard, Inness, Arrowood Farms, and Harana Market are minutes away. Schedule a viewing and experience the allure of High Falls NY living firsthand.

**MLS ID:** 20240384

**Status Category:** Active

**Zone:** B1

**Year built:** 1920

**Other Rooms:** Office, Studio

**Date added:** Added 10 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 3827 sq ft

**Acreage:** 0.13

**Age:** 61-100

**Commercial Features:** Display Window, Kitchen Facilites, Laundry Room, Patio/decks, Private Restrooms, Storage Area

## INTERIOR FEATURES

**Flooring:** Ceramic, Concrete, Hardwood, Mixed, Wood

**Additional Interior Features:** Retail Sqft, Residential Sqft, Cooling, Heat Pump

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

## UTILITIES

**Heat Source:** Forced Air, Ductless Mini Split Sys

**Heating Fuel:** Natural Gas, Oil

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved, Off Street, Parking Spaces 1-5, Parking Spaces 6-10

**Additional Exterior Features:** Partially Fenced, Living Space Available

**Lot/Site:** Downtown Historic Area, Hamlet/village

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** From Rt 209 Take Route 213 Into High Falls, 113 Main Street Is On Left.

## LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent Last Name:** Bean

**Agent First Name:** Eric



### Contact us

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