

#### **DELAWARE**

**Listing Category:** Commercial/industrial

100 Maxim Ln, Fleischmanns, NY 12430

\$1,500,000

https://gristmillrealestate.com

This 10.9 acre commercial property is currently permitted for auto sales, auto repair and auto disassembly (junk yard). This profitable business has been operating for years elsware before moving to this location. The quarry pictures are from the next door neighbors land to the east. The seller has documentation that his junk yard has hundreds of thousands of cubiic yards of hard stone and bank run gravel under his junk yard. Mining this parcel may produce an amazing business oportunty. The automobles and storage containers will be moved upon a sale.

**MLS ID:** 20240405

Status Category: Active

Zone: Comm Year built: 1955 Basement: Full Ceiling Height: 20

Commercial Features: Storage Area, Other

Date added: Added 1 year ago

# **INTERIOR FEATURES**

Flooring: Concrete, Linoleum, Wood

UTILITIES

Heat Source: Forced Air

Hot Water: Oil

Electricity: Circuit Breakers, Three Phase, 200 Amps

Heating Fuel: Oil
Water: Drilled Well
Sewer: Septic In-ground

Area, sq ft: 1579 sq ft

Overhead Doors: 12'

Slideshow: http://Y

Business Name: R City Salvage

Acreage: 10.9

Age: 61-100

## **EXTERIOR FEATURES**

Garage Type: 680 Sq'

**Construction:** Frame/stick, Other/see Remarks, Steel **Lot Features:** Level, Secluded, Slope-moderate, Other/see

Remarks

**Additional Exterior Features:** Fully Fenced, Doors Under 10ft, Doors 10-15 Ft, Living Space Available

Lot Dimensions: 7.9 Acres

Garage/Parking Extras: Driveway, Lot, Mixed, Other/see

Remarks, Parking Spaces 20+

Other Buildings: Additional Garage, Shed, Other/see Remarks

Road Frontage: State Road, Private, Dead End, Unpaved

Lot/Site: Freestanding, Other/see Remarks, Suburb

### **LOCATION DETAILS**

Area/Town: Delaware County: Delaware County

**Directions:** Kingston Thruway Exit 19 Take Rte 28 West For 43 Miles To Arkville. Right On Maxim Lane To Property On Rght. From Delhi Rte 28 East To Arkville To Left On Maxim.

School District: Margaretville Central Schools

## **LISTED BY**

Office Name: Win Morrison Realty

Agent Last Name: St John

Agent First Name: William





Phone:

Address:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

