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# \$475,000

This versatile office building is located within walking distance to downtown New Paltz and all amenities including the Trailway bus station, the Middle School, the Rail Trail, Hasbrouck Park, and SUNY New Paltz. Currently, there are 5 units. 1st floor includes two two-room units with a waiting area each and access to a half bath. One of the units has access to the basement. The second floor has three rooms, a waiting area and a half bath with access to the attic. All units are currently rented and rent is below market value. There are 8 designated and paved parking spots on the property. Roof was replaced in 2020. Central air is for downstairs. Upstairs has window units.

MLS ID: 20240414 Status Category: Active Zone: Com1/b1 Year built: 1965 Basement: Full

#### **INTERIOR FEATURES**

Flooring: Carpet, Hardwood, Wide Board

#### UTILITIES

Heat Source: Baseboard Hot Water: Electric Electricity: 1000, 100 Amps

## **EXTERIOR FEATURES**

Garage/Parking Extras: Lot-paved, Parking Spaces 6-10 Lot Features: Level, Parking Lot

## LOCATION DETAILS

Area/Town: New Paltz County: Ulster County Listing Category: Commercial/industrial Area, sq ft: 1580 sq ft Acreage: 0.21 Age: 61-100 Date added: Added 1 year ago

Cooling/Air Conditioning: Central, Window Unit

Heating Fuel: Oil Water: 200, Municipal Sewer: Municipal

Construction: Frame/stick Lot Dimensions: 0.21

School District: New Paltz Directions: Main Street Next To M&t Bank

### LISTED BY

Office Name: Hello Dolly Real Estate Agent First Name: Stefan Agent 2 First Name: Amy Office 2 Name: Hello Dolly Real Estate Agent Last Name: Bolz Agent 2 Last Name: Dooley-olender



#### Contact us Phone:

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