

ULSTER-Town of 701 Grant Ave, Lake Katrine, NY 12449

\$4,995,000

https://gristmillrealestate.com

Once built for IBM Corp, then vacated sold divided into individual office suites, 13 finished, some furnished, 10 unfinished, 3 bay docks, boiler room, 4 electric stations, 4 multi-stalls restrooms, warehouse, several smaller offices, communication office, north, south, East, West entrances, generator backup for one suite, plenty of work space and storage. unused closed bridge walkway, right off State Rte 209 and 9W. 2023 New Boiler and motor, 2 unused chillers, AC tower, 4 utility cleaning closets with elect. water heaters, sprinkler system, fire alarm, automatic door locks, 6 new entrance heaters. three Elevators one north entrance, west entrance and Freight elevator south dock area.

MLS ID: 20240442

Status Category: Active Area, sq ft: 309120 sq ft

Acreage: 14.6 **Age:** 41-60

Loading Dock: 3 Docks Ceiling Height: 22'

Date added: Added 2 years ago

Listing Category: Commercial/industrial

Status Detail: 2 **Zone:** Com1 #37 Year built: 1970

Other Rooms: Other/see Remarks

Heating Fuel: Electric, Natural Gas

Overhead Doors: 3

Commercial Features: Dock-interior, Elevator, Fire Alarm, Freight Elevator, Handicap Access, Overhead Sprinklers, Private Restrooms, Security System, Smoke Detectors, Storage Area, Doors Over 10ft

INTERIOR FEATURES

Flooring: Mixed Cooling/Air Conditioning: Central, Heat Pump, Other

Additional Interior Features: Office Sqft

UTILITIES

Heat Source: Baseboard, Forced Air, Heat Pump, Other/see

Remarks, Natural Gas Available

Hot Water: Electric. Gas Water: Municipal **Electricity:** 400 Amps Sewer: Municipal

EXTERIOR FEATURES

Construction: Steel Garage/Parking Extras: Lot-paved, Parking Spaces 20+

Other Buildings: Shed Lot Features: Level, Parking Lot

Additional Exterior Features: Doors 10-15 Ft, Elevator, Fire Lot Dimensions: 14.6

Sprinkler

Lot/Site: City, Office Park

LOCATION DETAILS

Area/Town: Ulster-town Of School District: Kingstonconsold

Elementary School: Chambers K-4 County: Ulster County

Directions: From Kingston North On Ulster Ave. To Left On Grant Ave (romeo Chevrolet) To End To Left Straight Into Ulster Business Park Or From Exit 19 North On Rout 209 To Right On Enterprise Then Left Off Ramp To Right On Grant Ave Park On

Right

LISTED BY

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