



**\$475,000**

<https://gristmillrealestate.com>

Historic income-earning property available in the thriving hamlet of Gardiner. Zoned Hamlet Mixed Use, the current setup includes two fully rented main floor offices featuring wide-plank wood floors and charming period details, with private entrances, a kitchenette, and a shared bath. Upstairs is a spacious 2-bedroom apartment with a great rental history, modern amenities, plenty of storage, views, and ample on-site parking space for all units. Located in the heart of Gardiner, this antique beauty is a stone's throw away from local shops, restaurants, and the Wallkill Valley Rail Trail. The flexible HM zoning offers loads of potential without requiring zoning changes, and can easily be reconfigured as a single-family, single-family with an accessory apartment, or two-family residence. But don't stop there; the possibilities are endless; the main floor could easily be converted into one large retail space, cafe, or restaurant, and the upstairs apartment creates the perfect live/work situation. Tap into the momentum, and join the growing local business community alongside Wildflower Farms and the soon-to-be-opened Full Circle Collective. This is a remarkable opportunity to own a piece of history on a prime commercial corner in the Village of Gardiner.

**Addendum:** Property is currently rented far below potential market value. Present rents gross just over \$2100 per month and could easily be increased. Income and Expenses available in Associated Docs

**MLS ID:** 20240504

**Status Category:** Active

**Zone:** Hm

**Year built:** 1890

**Bedrooms:** Two

**Half Baths:** One

**Dining Room Level:** 2

**Bedroom 1 Level:** 2

**SqFt 1st:** 900

**Date added:** Added 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 1714 sq ft

**Acreage:** 0.17

**Age:** 100-200

**Full Baths:** One

**Living Room Level:** 2

**Kitchen Level:** 2

**Bedroom 2 Level:** 2

**Other Rooms:** Professional Suite

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Ceramic, Pine

**Appliances:** Range, Range Hood, Refrigerator

**Cooling/Air Conditioning:** Wall Unit

## UTILITIES

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 100 Amps

**Hot Water:** Coil

**Plumbing:** Mixed

**Sewer:** Municipal

## EXTERIOR FEATURES

**Driveway:** Blacktop

**Style:** Colonial

**Color:** Yellow

**Roof:** Metal

**Lot Dimensions:** .17

**Style:** Colonial

**Construction:** Frame/stick

**Porch:** Deck, Open

**Lot Features:** Corner Lot, Landscaped, Level, Other/see Remarks

**Lot:** 8.100

## LOCATION DETAILS

**Area/Town:** Gardiner

**Lot/Site:** Hamlet/village

**Directions:** Main Street Gardiner

**School District:** New Paltz Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Boxwood Realty And Design

**Agent Last Name:** Cunniff

**Agent First Name:** Anita



### 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

