

GARDINER

120 Main St, Gardiner, NY 12525

\$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

SaFt 1st: 900

Date added: Added 1 year ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Ceramic, Pine

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

Appliances: Range, Range Hood, Refrigerator

Cooling/Air Conditioning: Wall Unit

UTILITIES

Heating Fuel: Oil Water: Drilled Well Electricity: 100 Amps

EXTERIOR FEATURES

Driveway: Blacktop

Style: Colonial Color: Yellow

Roof: Metal

Lot Dimensions: .17

LOCATION DETAILS

Area/Town: Gardiner **Lot/Site:** Hamlet/village

Directions: Main Street Gardiner

LISTED BY

Office Name: Boxwood Realty And Design

Agent Last Name: Cunniff

Hot Water: Coil
Plumbing: Mixed
Sewer: Municipal

Style: Colonial

Construction: Frame/stick

Porch: Deck, Open

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

Remarks

Lot: 8.100

School District: New Paltz Schools

County: Ulster County

Agent First Name: Anita



Contact us

Phone:

