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\$475,000

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 2 years 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



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