

ROCHESTER

5177 US-209, Accord, NY 12404

\$299,000

https://gristmillrealestate.com

This 4560 Sq. Ft. Double pitched roof building, with wall separation down the middle, has two arch like openings, can possibly be used as a dual biz or an all inclusive Town hangout. This building needs a vision, someone's passion and the need to bring the right service to the Accord, Kerhonkson, Marbletown community. It would make a wonderful gathering place or a brand-new small business. Dualing Restaurants, Commercial Kitchens for POP UP Restaurants, Food Oasis with Coffee Kiosks, Dispensary in one side, Munchies in the other side., Small Factory with windows so the public can view manufacturing, Yoga, Dance or Art Studios, Anything you have manifested for yourself. With amazing Mountain Views out back, separate patios could lead out from each side for breathtaking views. Fire Rings off both sides for socializing and hanging out and using wifi. There will still be room for parking. Skate Time is catty corner, Property is located on high visibility Rt. 209 for business. Property is located between Saunderskill Farm and Kelder Farm. Just down the Road from Main Street Accord. The building's last incarnation was the Local Hardware Store. Please come with your passion and vision to Offer the Community something it needs! There is a well on the property and Electrical box for 200 Amps. Not in a flood plain! Did I say the views from the back are absolutely breathtaking!?!

MLS ID: 20240549 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 4560 sq ft

Zone: B Acreage: 1.2

Year built: 1970 **Age:** 41-60

UTILITIES

Water: Drilled Well Electricity: 200 Amps

Sewer: On-site

EXTERIOR FEATURES

Date added: Added 1 year ago

Garage/Parking Extras: Off Street Construction: Masonry
Lot Features: Level, Parking Lot Road Frontage: State Road

Lot Dimensions: 1.2 **Lot/Site:** Freestanding

LOCATION DETAILS

Area/Town: Rochester School District: Rondout Valley

Directions: Route 209 S., Pass Skatetime On Right 5177 Com Property On Left Between Saunderskill Farm And Kelder Farm.

LISTED BY

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Contact us

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