



**ROCHESTER**  
5177 US-209, Accord, NY 12404

<https://gristmillrealestate.com>

**\$299,000**

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

**Status Category:** Active

**Zone:** B

**Year built:** 1970

**Date added:** Added 10 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 4560 sq ft

**Acreage:** 1.2

**Age:** 41-60

## UTILITIES

**Water:** Drilled Well

**Sewer:** On-site

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage/Parking Extras:** Off Street

**Lot Features:** Level, Parking Lot

**Lot Dimensions:** 1.2

**Construction:** Masonry

**Road Frontage:** State Road

**Lot/Site:** Freestanding

## LOCATION DETAILS

**Area/Town:** Rochester

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

**School District:** Rondout Valley

**LISTED BY**

**Office Name:** Welch Realty Inc.

**Agent Last Name:** Mordica

**Agent First Name:** Kristi



**Contact us**

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