

### WAWARSING

399 Oak Ridge Rd, Ellenville, NY 12428

\$795,000

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EXTREME VALUE FOR OVERSIZED COMMERCIAL WAREHOUSE THAT INCLUDES 73.8 acres of land. Building measuring at about 16,000 sq feet on the main level and an additional 6000 sq feet on the lower, walk out level. The Commercial space features 3 loading docks in the front, this room measures 60X100 with a concrete floor, 14 foot high ceilings to the main steel beams and then another 2-3 feet of clearance above the beams. The right wing of the building measures +/- 17X80 with a steel reinforced floor with wood as the decking. There is a kitchen space and private offices on the main level along with bathrooms. The building has 3-phase electric. There is a single family detached home (2-bedroom) and 10+acres of vacant land good for development. Property is zoned RU (Rural District) although the building has a preexisting non-conforming permitted uses. Further development of the land would fall under the current RU zoning and permitted uses under this zone are Agricultural, Farm, Single Family homes and Places of Worship to name a few. Private location, yet close to major roads off Route 209, or Route 52. Please see associated doc's for County info and Zoning. Priced for guick sale, inquire today.

MLS ID: 20240681 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 20000 sq ft

Zone: Ru Acreage: 73.8 Year built: 1968 Age: 41-60

Basement: Full. Slab Loading Dock: 4 Overhead Doors: 5 Ceiling Height: 14

**Commercial Features:** Dock-exterior, Private Restrooms Date added: Added 1 year ago

### INTERIOR FEATURES

Flooring: Concrete, Hardwood, Wood

# **UTILITIES**

Heat Source: Forced Air Heating Fuel: Oil Hot Water: Electric, Oil Water: Drilled Well Electricity: Single Phase, Three Phase, 200 Amps, 300 Amps, Sewer: Septic In-ground

400 Amps

### **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway, Lot-paved, Off Street, Garage Type: Multiple Parking Spaces 20+

Construction: Frame/stick, Masonry Other Buildings: Additional Living Unit

Lot Features: Landscaped, Level, Private, Slope-gently, Sub Road Frontage: Country Road

Dividable, Wooded

Additional Exterior Features: Doors 10-15 Ft, Living Space

Available

Lot/Site: Rural, Suburb

Lot Dimensions: Irregular

## **LOCATION DETAILS**

Area/Town: Wawarsing School District: Ellenvillecentr

**Directions:** From Ellenville Rt 52 West, 5-6 Miles To Greenfield Park, Left Onto Oak Ridge Rd, Bare Left 3 Miles Til 399

## **LISTED BY**

Office Name: Berardi Realty Agent First Name: Yameil

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Contact us

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