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\$895,000

Are you in search of the ideal location boasting high traffic and exceptional visibility? If securing a prime spot is your utmost priority, then here is a remarkable investment opportunity in the thriving village of Catskill. This is your chance to acquire one of Catskill's foremost commercial properties, offering limitless potential to those with a visionary outlook. Picture a range of mixeduse applications, from trendy lofts and stylish apartments to a charming boutique hotel and ground-floor retail spaces, restaurant and/or bar. This property's strategic placement provides convenient access to the waterfront, just a block away. Situated within a half-hour drive of renowned Windham and Hunter Mountain ski resorts, Albany, and the Berkshires, this property is a prime investment opportunity in the village of Catskill.

MLS ID: 20240685 Listing Category: Commercial/industrial Status Category: Active Area, sq ft: 11840 sq ft **Zone:** 05-cc **Acreage:** 0.14 **Year built:** 1930 Age: 61-100 Date added: Added 1 year ago UTILITIES Heat Source: Forced Air Heating Fuel: Natural Gas Water: Municipal Sewer: Municipal **EXTERIOR FEATURES** Lot Dimensions: 0.40 Lot Features: Level, Slope-moderate, Other/see Remarks LOCATION DETAILS Area/Town: Greene School District: Catskill School District Directions: #447 Main Street, Catskill; Valley Pools & **Construction Company** LISTED BY Office Name: Corcoran Country Living Office 2 Name: Corcoran Country Living Agent First Name: Richard Agent Last Name: Vizzini Agent 2 Last Name: Bergkamp Agent 2 First Name: Michelle

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