



**Ellenville-Vlg**  
115 Canal St #117, Ellenville, NY 12428

**\$375,000**

<https://gristmillrealestate.com>

Unique commercial opportunity on Canal Street in Ellenville. Be a part of this up and coming town's revival, and join in Ulster County's meteoric rise as a prime destination for new residents, second home owners and investors. Join in Ellenville's rise alongside recent successes like Morning Sunshine Market and Love Velma. The Borscht Belt Museum across the street is already planning to call back to the glory days of this scenic area between the Catskills and the Gunks. 115-117 Canal St offers two commercial spaces under one roof. First, a gutted and updated bar space. This approximately 715 square foot space is a blank slate, with new hot water heater, heat pump, grease trap and bar. The window boxes have been framed out for seating, and the rest remains ready for your design vision to come to life. Perfect for a cocktail or wine bar, coffee shop or retail, this space is ready for renovation. Next door, the second space is a 1486 square foot restaurant and catering kitchen, currently occupied by Sammy Brown's Walk Away Cafe. The space is divided into a storefront and massive prep and storage space. The current lease runs to December 2025, so there is an opportunity to keep a steady tenant, or reimagine this space into a full service restaurant, catering hall, or other commercial space. Ellenville's Canal Street is just minutes away from some of Ulster County's hottest new neighborhoods and attractions, and the restaurant scene is booming. The Rondout Valley features acclaimed spots like Inness (20 Minutes,) Harana Market, Mill and Main, and Rough Cut Brewing. Major economic developments are planned for the area, including the Cresco Labs Cannabis facility, boasting 375 new local jobs, and the renewal of the Nevele Grand Resort. Owner Financing Available, Restaurant equipment in Sammy Brown's does not convey.

**MLS ID:** 20240687

**Status Category:** Active

**Zone:** B-1 Business

**Year built:** 1930

**Basement:** Full

**Date added:** Added 10 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 2209 sq ft

**Acreage:** 0.06

**Age:** 61-100

**Commercial Features:** Display Window, Kitchen Facilities, Private Restrooms, Public Bathrooms, Storage Area

## INTERIOR FEATURES

**Flooring:** Mixed

**Additional Interior Features:** Retail Sqft, Heat Pump

**Cooling/Air Conditioning:** Heat Pump

## UTILITIES

**Heat Source:** Hot Water, Space Heaters, Other/see Remarks

**Hot Water:** Electric

**Heating Fuel:** Electric

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Other/see Remarks

**Road Frontage:** City Street

**Construction:** Masonry

**Lot Dimensions:** .06 Acres

## LOCATION DETAILS

**Area/Town:** Ellenville-vlg

**School District:** Ellenvillecentr

**Directions:** Take Route 209 To Ellenville. If Traveling South, Turn Left On Canal Street. Property Is On The Right. If Traveling North, Turn Right On Canal St. Property Is On The Right.

## LISTED BY

**Office Name:** Country House Realty, Inc.

**Agent First Name:** Harry

**Agent Last Name:** Mcnamara



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

