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\$495,000

Amazing Opportunity! Almost 4000 square feet of very flexible space for your business (or several businesses!) on well travelled route 145. The very useable basement nearly doubles this space. Has been a gas station (underground tanks have been removed with DEC sign off), a gym, a deli (intact Ansul system and separate vent hood as well as prep area with 3 bay sink, pizza oven, drink cooler, and 2 HUGE walk in fridges - need condensers - included). Large loading dock with direct to walk in access as well as overhead garage door and conveyor belt to basement. 20+ parking spaces Bring your vision and create your dream, owner financing available!

MLS ID: 20240707 Status Category: Active Zone: Com 1 Year built: 1974 Basement: Full Loading Dock: Yes Business Name: Coldwell Banker Village G

Listing Category: Commercial/industrial Area, sq ft: 3995 sq ft Acreage: 0.61 Age: 41-60 Other Rooms: Office, Workshop Overhead Doors: Yes Commercial Features: Display Window, Dock-exterior, Dock-interior, Kitchen Facilites, Signs Owned, Storage Area Date added: Added 1 year ago

Virtual Tour: https://www.dropbox.com/scl/fi/1aiwcvu8kgg3ppv4myrhf/IMG_3837.MOV?rlkey=i1gwoyq9c3m25ptg4kho8b7id&dl=0

INTERIOR FEATURES

Cooling/Air Conditioning: Attic Fan

UTILITIES

Heat Source: Forced Air Hot Water: Electric Electricity: Circuit Breakers, 200 Amps Additional Interior Features: Retail Sqft, Attic Fan

Heating Fuel: Oil Water: Drilled Well Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Off Street, Parking Spaces Construction: Masonry 20 +Lot Features: Corner Lot, Parking Lot Road Frontage: State Road Lot Dimensions: 185x143

LOCATION DETAILS

Area/Town: Greene County: Greene County

LISTED BY

Office Name: Coldwell Banker Village Green Agent Last Name: Morehead School District: Cairo-durham

Directions: Rt 23 To Rt 145, On Right. Corner Of 145 And Forgione Rd.

Agent First Name: Aysa



Contact us Phone:

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