



**GREENE**  
670 NY-145, Cairo, NY 12413

<https://gristmillrealestate.com>

**\$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

**Virtual Tour:**

[https://www.dropbox.com/sc/fi/1aiwcvu8kkg3ppv4myrhf/IMG\\_3837.MOV?rlkey=i1gwoyq9c3m25ptg4kho8b7id&dl=0](https://www.dropbox.com/sc/fi/1aiwcvu8kkg3ppv4myrhf/IMG_3837.MOV?rlkey=i1gwoyq9c3m25ptg4kho8b7id&dl=0)

**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 Facilities, Signs Owned, Storage Area

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Cooling/Air Conditioning:** Attic Fan

**Additional Interior Features:** Retail Sqft, Attic Fan

## UTILITIES

**Heat Source:** Forced Air

**Heating Fuel:** Oil

**Hot Water:** Electric

**Water:** Drilled Well

**Electricity:** Circuit Breakers, 200 Amps

**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

**School District:** Cairo-durham

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

## LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent Last Name:** Morehead

**Agent First Name:** Aysa



### Contact us

Phone:

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

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

