



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

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 6 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

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