

**DELAWARE** 42710 NY-28, Margaretville, NY 12455

\$399,000

https://gristmillrealestate.com

ATTRACTIVE AND VERSATILE COMMERCIAL BUILDING WITH LARGE LOT IN HIGHLY VISIBLE LOCATION ON HIGHWAY 28 CORRIDOR. This quality built building is currently used as office space & has seen light use over the past 20 years. Reception area, full kitchen, bathrooms (w. shower) and utility room are in place. Perfect location for just about any type of business, offices, wholesale/warehouse, any type of retail including food, fashion, sports equipment, or a fantastic restaurant with outdoor dinning, even a small SPA (hot tub and sauna in place), let your imagination decide! Configure the space to suit your needs, use 1/2 the space & rent the rest. The very attractive lot offers additional space at the rear and slightly above the current building, ideal for to potential additional commercial space or perhaps a residence. Paved driveway & parking area with ample parking for 15+++ cars, easy in and out. If your business is in need of a highly visible location and ample space for growth this property is worth your consideration. Located between Margaretville & Arkville, close to major Catskills attractions, ski resorts and golf corse. Call today to arrange a personal tour.

MLS ID: 20240767 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 3000 sq ft

Zone: Bus./comm Acreage: 2
Year built: 2000 Age: 21-40

**Commercial Features:** Kitchen Facilites, Private Restrooms **Date added:** Added 1 year ago

## **INTERIOR FEATURES**

Flooring: Carpet, Ceramic Cooling/Air Conditioning: Central

## UTILITIES

**Heat Source:** Central, Forced Air **Heating Fuel:** Electric, Propane

Hot Water: ElectricWater: Drilled WellElectricity: 200 AmpsSewer: Municipal

## **EXTERIOR FEATURES**

Lot Features: Slope-gently Road Frontage: State Road

**Lot Dimensions:** 400x600 +/- **Lot/Site:** Rural

## **LOCATION DETAILS**

**Area/Town:** Delaware **County:** Delaware County

**LISTED BY** 

Office Name: Frank Lumia Real Estate Plus

Agent Last Name: Glauser

School District: Margaretville Central Schools

**Directions:** From Kingston Travel East On State Highway 28 Towards Margaretville. Just Past Arkville Property Will Be On The Right (sign), Before Glenn Acres Rd.

Agent First Name: Rosalie





Phone:

