



DUTCHESS
5230 Albany Post Rd, Staatsburg, NY 12580

<https://gristmillrealestate.com>

\$795,000

Welcome to a unique commercial opportunity located in the hamlet of Staatsburg (9 mins from Rhinebeck), in beautiful Dutchess County. This prime commercial opportunity offers a versatile retail space that's ideal for an owner-operator looking to establish a market/deli, cafe, or general store. There are also two residential income producing apartments above. The landlord-investor use yields a solid 7.63% cap rate, while an owner-operator business can achieve an impressive 28.32% cap rate based on current business sales. The first floor, an expansive 1,952 sq ft retail space, has classic charm with a checkerboard floor creating an inviting upstate market feel. Plenty of retail shelving (included) provides ample display space for merchandise. There is also a large walk-in beverage cooler with 6 doors and a large Federal Industries cooler, ensuring optimal storage for perishable items. The deli area is fully equipped with a large deli case, 3 cold prep tables, a commercial toaster, commercial microwave, 4-burner stove with a flat-top griddle, Combi oven, and an undercounter commercial dishwasher, offering everything needed for efficient food preparation. Outside, the included metal cafe tables and chairs, picnic tables, and umbrellas provide a welcoming outdoor dining area. Additionally, there's an array of additional equipment and merchandising decor items available for separate purchase, presenting a prime opportunity to customize and elevate the space to suit your unique vision. *Please see additional documents for an itemized list of equipment. The current name (The Woodpecker General) and logo do not convey, offering a blank canvas for the new owner's branding. This impressive building not only offers a prime commercial space but also presents an exceptional income opportunity from two apartments above. Unit 1, spanning 600 sq ft, features a renovated kitchen and bathroom, a spacious living area, and abundant natural light. Unit 2, a generous 1,048 sq ft 2-bedroom apartment, boasts a modern kitchen and bathroom, new flooring, a large living room, and ample windows that flood the space with natural light. With both units exuding contemporary style and functionality, this building presents a lucrative prospect for rental income. Staatsburg, NY, nestled in the Hudson Valley, is a charming town known for its picturesque landscapes and rich history. With its proximity to the Hudson River, residents and visitors alike can enjoy stunning waterfront views and outdoor recreational activities. With a strong emphasis on supporting local enterprises, Staatsburg, and neighboring town of Rhinebeck, fosters a sense of community and collaboration among its business owners. The town's historic architecture and tree-lined streets provide an inviting backdrop for a wide range of retail and service-oriented businesses. Additionally, the proximity to major transportation routes and its popularity as a tourist destination contribute to the success and growth of its business community. Staatsburg is renowned for its historic sites, including the elegant Staatsburgh State Historic Site, offering a glimpse into the area's opulent Gilded Age past. Nature enthusiasts will appreciate the abundance of parks and trails, providing ample opportunities for hiking, biking, and exploring the natural beauty of the region. Situated on a heavily traveled road, it enjoys high visibility, directly across from the Rhinebeck Antique Emporium. Whether you're a seasoned entrepreneur or a budding business owner, this property presents a rare chance to capitalize on a bustling location with strong income potential. Don't miss this exciting opportunity to make your mark in this thriving area!

MLS ID: 20240814

Listing Category: Commercial/industrial

Status Category: Active

Acreage: 0.55

Age: 61-100

Date added: Added 6 months ago

INTERIOR FEATURES

Flooring: Linoleum, Mixed, Wood

UTILITIES

Heat Source: Central

Water: Drilled Well

EXTERIOR FEATURES

Garage/Parking Extras: Barn, Driveway, Lot, Lot-paved, Lot-stripped

Other Buildings: Additional Garage

Road Frontage: City Street

LOCATION DETAILS

Area/Town: Dutchess

County: Dutchess County

LISTED BY

Office Name: Compass Greater Ny, Llc

Agent Last Name: Quintard

Area, sq ft: 3600 sq ft

Year built: 1993

Commercial Features: Fire Alarm, Handicap Access, Kitchen Facilites, Security System, Signs Owned, Smoke Detectors, Storage Area

Cooling/Air Conditioning: Central

Hot Water: Electric

Sewer: Septic In-ground

Construction: Frame/stick

Lot Features: Parking Lot

Lot Dimensions: 206'x233'x320'

School District: Hyde Park Central School Distric

Directions: Right On Highway, You Will See Sign That Says Woodpecker General. Across From The Rhinebeck Antique Emporium.

Agent First Name: Catherine



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

