

\$689,000 - 1282-1284 Churchland Lane, Saugerties

MLS® #20222669

\$689,000

Bedroom, Bathroom, 4,536 sqft
Commercial on 2 Acres

N/A, Saugerties, NY

1282-1284 Churchland Lane has been the home of an established local business for 35 years. Now that the business has been sold, it leaves an easy accessible, highly visible, 4536 sq ft prime commercial/mixed used building available in the town of Saugerties, NY.

Itâ€™s easy access on and off the New York State Thruway north and southbound. The commercial/ mixed use building includes 3,000 square feet of usable warehouse, with its own storefront and professional entrance, two upstairs offices overlooking one large bay, large break room, storage and bathroom. The main warehouse offers highceilings with two large garage 6 panel doors for easy loading/docking. A separate smaller garage/warehouse with garage door is perfect for smaller supplies or storage. A private entrance in the back of the building welcomes you into a two bedroom, 1.5 bath, private apartment with vaulted ceilings and loft. Open kitchen concept into the living room with sliding glass door out to a private deck and spacious yard. Washer dryer hook up in the main floor bathroom. This expansive commercial/mixed use property is situated on 2 acres, with ample parking/ turn around area. Easy access for large trucks. 2hrs from NYC, 45minutes from Albany. Perfect property with many opportunities for generating income. A rental facility, starting up your own company or storing your antique cars and toys!

Built in 1992



Essential Information

MLS® #	20222669
Price	\$689,000
Square Footage	4,536
Acres	2.00
Year Built	1992
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

Community Information

Address	1282-1284 Churchland Lane
Area	Saugerties-town
Subdivision	N/A
City	Saugerties
County	Ulster County
State	NY
Zip Code	12477-0000

Amenities

Features	DISPLAY WINDOW, DOCK-INTERIOR, HUMIDIFIER, KITCHEN FACILITES, PATIO/DECKS, PRIVATE RESTROOMS, SECURITY SYSTEM, SMOKE DETECTORS, STORAGE AREA
Parking	DRIVEWAY, LOT-PAVED

Interior

Heating	DUCTLESS MINI SPLIT SYS, FORCED AIR
Cooling	DUCTLESS SPLIT AC UNITS
Has Basement	Yes
Basement	SLAB

Exterior

Lot Description	LEVEL, PARKING LOT
Construction	STEEL

School Information

District	Saugerties Central Schools
----------	----------------------------

Additional Information

Date Listed	August 19th, 2022
Days on Market	604
Zoning	comm-indust