

\$525,000 - 4015 Route 42, Lexington

MLS® #145585

\$525,000

3 Bedroom, 3.00 Bathroom, 3,840 sqft
Commercial on 3 Acres

N/A, Lexington, NY

A unique mixed-use commercial property available in the Hamlet of Lexington, in the heart of the Catskills and only 12 minutes to Hunter Mountain. There are two commercial units on the ground floor, and a very sweet and spacious three bedroom apartment above. Fully occupied with great and stable tenants - on one side is the US Post Office and on the other is Van Dusen's General Store. The three bedroom apartment above is a successful Airbnb with a strong rental history. The 2.5 acre parcel is located at the corner of Route 42 and Route 23A, and it's no exaggeration to say that this property is the busy little heart of the Hamlet. Outside there is a large parking lot with a street-side planting bed, a picnic area on the side of the building, and a two car garage at the rear. Priced at a 7% Cap Rate, with lease and income information available for qualified buyers.



Built in 1968

Essential Information

MLS® #	145585
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	3,840
Acres	2.50

Year Built	1968
Type	Commercial
Sub-Type	Commercial
Status	Sold
MLS	cgndmls_sold

Community Information

Address	4015 Route 42
Area	Lexington
Subdivision	N/A
City	Lexington
County	Greene
State	NY
Zip Code	12452

Interior

Heating	Hot Air
# of Stories	2

Exterior

Lot Description	2.5 acres
Windows	Casement, Display
Roof	Asphalt
Construction	Frame
Foundation	Slab

School Information

District	Hunter Tannersville
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Additional Information

Date Listed	March 9th, 2023
Days on Market	14