

\$439,900 - 4953 Rte 32 Highway, Catskill

MLS® #20232271

\$439,900

Bedroom, Bathroom, 4,200 sqft
Commercial on 2 Acres

N/A, Catskill, NY

Here is a great mixed use business opportunity.! The main business building 2,200 sq ft post and beam construction located in bucolic and peaceful Greene County. The main floor has an ice cream soda fountain, griddle, fryolator, counter area, dining area with fireplace and retail space. A 2 bedroom apartment on the upper level provides income that pays most of the taxes, maintenance and insurance. This is an unlimited opportunity with the right vision. The current on-going business has operated for 36 years. The main house with a seperate driveway and fully fenced rear yard is an 1,440 sq ft 3 bedroom, 2 bath one level ranch with an attached oversized 2 car garage and a shop area. It has newer windows, hardwood and ceramic floors. There are 2 pole barns comprising 7 bays and a large generator all on a mostly level 1.78 acres. Seller is finally retiring. Present any and all offers as the seller is very motivated. Live comfortably in the main house or the 900 sq ft 2 bedroom apartment and run your business. Or, just rent all three.

Built in 1970

Essential Information

MLS® #	20232271
Price	\$439,900
Square Footage	4,200
Acres	1.78



Year Built	1970
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

Community Information

Address	4953 Rte 32 Highway
Area	OOC - GREENE
Subdivision	N/A
City	Catskill
State	NY
Zip Code	12414

Amenities

Features	FIREPLACE(S), KITCHEN FACILITES, PUBLIC BATHROOMS, SECURITY SYSTEM, SIGNS LEASED, STORAGE AREA
Parking	parking spaces 6-10, LOT, OTHER/SEE REMARKS

Interior

Heating	BASEBOARD, HOT WATER, WOOD ASSIST
Cooling	ATTIC FAN, WINDOW UNIT
Basement	CRAWL, FULL

Exterior

Lot Description	LANDSCAPED, LEVEL, PARKING LOT
Construction	FRAME/STICK

School Information

District	Catskill School District
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Additional Information

Date Listed	August 11th, 2023
Days on Market	247
Zoning	Comm