



ROCHESTER

6100 Rt 209 Route, Rochester, NY, 12446-1234

<https://stevehubbardrealestate.com>

\$315,000

Former Bank Branch with drive up windows, vault, safety deposit boxes and teller counters. Other uses would be day care, insurance office, restaurant, Doctor or Dentist office, law office or veterinarian hospital. Excellent business opportunity in growing area of the Kerhamptons. Room layout consists of entry foyer, lobby, conference room, private office, break room, and full unfinished basement with high ceiling. Larger paved parking lot, excellent visibility from Rt 209. Broker has ownership interest in property.

MLS #: 20205284

Listing Category: Commercial/industrial

Acreage: 0.87

Age: 21-40

Lot/Site: Hamlet/village

Business Name: 6100 Llc

Zone: Business

Area: 2,100 sq ft

Year built: 1981

Basement: Full

Ceiling Height: 8

Commercial Features: Handicap Access, Kitchen Facilites, Private Restrooms, Security Light(s), security System, Smoke Detectors

INTERIOR FEATURES

Flooring: Carpet, Marble, Mixed

Additional Interior Features: Total Sqft

Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Forced Air

Hot Water: Propane

Electricity: 200 Amps

Heating Fuel: Propane

Water: Drilled Well

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Off Street, Parking Spaces 20+

Lot Features: Landscaped, Parking Lot

Construction: Frame/stick, Masonry

Road Frontage: State Road, Paved

Lot Dimensions: 250 X 175

LOCATION DETAILS

Area/Town: Rochester

School District: Rondout Valley

Elementary School: Kerhonkson Pre K-3

County: Ulster County

Directions: Rt 209 South From Stone Ridge, Property On Right Just Before Samsonville Rd.

LISTED BY

Office Name: Hudson Valley Appraisal

Agent Last Name: Bernholz

Agent 2 First Name: Michael

Post Updated: 2024-01-23 07:45:05



CALL US NOW

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