



MARBLETOWN

3603-3611 Main St, Stone Ridge, NY, 12484

\$1,950,000

<https://stevehubbardrealestate.com>

Retail park in the heart of Stone Ridge, NY. Former meat company, two story retail/office building, 3 bedroom home and groomed, fenced outdoor common area with pavilion and 28 parking spaces on prime 1.6 acre property. The decommissioned meat co building awaits its next retail incarnation. The adjacent Picard Building also offer retail space--plus a professional restaurant kitchen on the ground level and 4 office suites on the 2nd floor above. A circa 1930 three bedroom, one bath house can act as support space for your commercial enterprise(s) and/or as a residence. Tremendous value and opportunity has been created. Contents, including new but never-used equipment, are negotiable. High visibility and high traffic count on Main St, aka US Highway 209. All this in a coveted upscale enclave in the Hudson River Valley nestled between the Catskill Mountains and the Shawangunk Ridge. Accessible to all the area has to offer—world class natural beauty, outdoor recreational resources, arts, culture and cuisine. It's why we live here. Now you and your business can, too!

MLS #: 20213176

Listing Category: Commercial/industrial

Acreage: 1.6

Age: 61-100

Lot/Site: Hamlet/village, Industrial Park

Overhead Doors: Yes

Zone: B-1, R-3

Area: 7,028 sq ft

Year built: 1930

Basement: Partial

Loading Dock: Yes

Commercial Features: Display Window, Dock-exterior, Fire Alarm, Handicap Access, Kitchen Facilities, Skylight(s), storage Area

Virtual Tour:

<https://my.matterport.com/show/?m=pxkYejVQPi9>

UTILITIES

Heat Source: Hot Water

Hot Water: Electric

Electricity: Circuit Breakers, Three Phase, Other, 200 Amps, Generator Hookup

Heating Fuel: Propane

Water: Drilled Well

Sewer: On-site, Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Parking Spaces 20+

Other Buildings: Office, Other/see Remarks

Road Frontage: Us Highway

Lot Dimensions: 1.60

Construction: Frame/stick, Other/see Remarks

Lot Features: Parking Lot, Slope-gently

Additional Exterior Features: Partially Fenced, Living Space Available

LOCATION DETAILS

Area/Town: Marbletown

County: Ulster County

School District: Rondout Valley Schools

Directions: Ny State Thruway Exit 19 (kingston); Route 28 W; Route 209 S; Property On Left

LISTED BY

Office Name: Halter Associates Realty

Agent 2 First Name: Peter

Agent Last Name: Cantine

Post Updated: 2024-03-12 01:11:54



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