



LLOYD

3850 Route 9w, Highland, NY, NY, 12528

<https://stevehubbardrealestate.com>

\$2,500

Opportunity to be the first business in this beautiful, totally renovated space with high visibility on State Route 9w in Highland. The space has two entrances with two brand new, bathrooms, 10 foot ceilings, brand new high energy efficient heat/ac system, new walkways, handicapped accessible. Many possibilities to reap the rewards of this high visibility location. Easy for your customers to find you. Very popular, and successful storage business next door, is thriving. Bring your entrepreneur dreams! Space would be great for retail, office, dog groomer, yoga, professional space, pool installers, landscaping, builders office, with space for displays. The owner is willing to accommodate more outside space if needed. Think atv sales, mower sales, siding company, real estate office, insurance office possibilities are endless. 4 acre lot!

MLS #: 20233114

Listing Category: Commercial/industrial

Acreage: 4

Age: 41-60

Lot/Site: Freestanding

Overhead Doors: No

Commercial Features: Display Window, Handicap Access, Private Restrooms, Public Bathrooms, Smoke Detectors, Storage Area

Zone: Commercial

Area: 900 sq ft

Year built: 1979

Basement:

Loading Dock: No

Ceiling Height: 8

INTERIOR FEATURES

Flooring: Vinyl

Additional Interior Features: Office Sqft, Retail Sqft

Cooling/Air Conditioning: Heat Pump

UTILITIES

Heat Source: Baseboard, Heat Pump

Hot Water: Mixed

Sewer: On-site

Heating Fuel: Electric, Oil

Electricity: Circuit Breakers

EXTERIOR FEATURES

Garage Type:
Construction: Frame/stick
Lot Features: Level, Parking Lot
Lot Dimensions: 4ac

Garage/Parking Extras: Assigned, Parking Spaces 6-10
Other Buildings: Shed
Road Frontage: State Road

LOCATION DETAILS

Area/Town: Lloyd
County: Ulster County
School District: Highlandcentral
Directions: 299 To Right On 9w On Left.

LISTED BY

Office Name: Coldwell Banker Village Greenn
Agent 2 First Name: Dawn
Agent Last Name: Passante
Post Updated: 2024-03-15 00:37:43



CALL US NOW

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