



SHANDAKEN

52 Main Street, Phoenicia, NY, 12464

<https://stevehubbardrealestate.com>

\$799,000

COMMERCIAL BUILDING-USE YOUR IMAGINATION!!! 6200SF building on Main Street, Phoenicia with 5 possible monthly income streams. Spacious live-in/rental apartment: 1000SF, 3BRs, 1½ BAs w/screen porch and 184SF private deck. Large 2500SF Store Rental, dividable into 2 stores plus a 430SF office area in rear and an additional 1500SF room on the 2nd floor that can be rented to the main store occupant for additional space or converted into an office rental or an apt. Two car rentable garage in rear. Low taxes and municipal water. If you want to OWN, LIVE and POSSIBLY WORK in a rural community just 2 hours from Manhattan, don't look any further, this is it. Phoenicia is midway between Hunter, Belleayre and Woodstock, surrounded by the magnificent unspoiled Catskill Mountains and it's in the heart of the NYC Watershed.

MLS #: 20240194

Listing Category: Commercial/industrial

Acreage: 0.32

Age: 100-200

Lot/Site: Hamlet/village

Zone: Hc

Area: 6,201 sq ft

Year built: 1900

Basement: Crawl, Partial, Slab

Commercial Features: Display Window

INTERIOR FEATURES

Flooring: Vinyl, Wood

UTILITIES

Water: Municipal

Sewer: Septic In-ground

EXTERIOR FEATURES

Construction: Frame/stick

Lot Dimensions: .32 Acre

LOCATION DETAILS

Area/Town: Shandaken

County: Ulster County

School District: Onteora Central

Directions: Route 28 East Or West To 52 Main Street In The Village Of Phoenicia.

LISTED BY

Office Name: Ruth Gale Realty

Agent 2 First Name: Alfred

Agent Last Name: Peavy

Post Updated: 2024-03-27 01:42:01



CALL US NOW

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