



### Saugerties-town

338 Route 212, Saugerties, NY, 12477

<https://stevehubbardrealestate.com>

**\$2,500,000**

338 Route 212 in Saugerties NY presents a prospective purchaser with a prime investment opportunity. The building is comprised of three units all fully occupied with options to renew. The building is located next to Starbucks, totaling 5,916 square feet constructed in 2013. Featuring excellent visibility situated on route 212 just east of the I-87 Thruway exit, with a combined average daily traffic count of more than 11,000 vehicles (recorded 2018). The accessibility allows the property to reach the strong surrounding demographics, including Woodstock and Kingston. The lot is a total of 0.85 of an acre with +/- 30 parking spaces including reserved handicapped spots. Verizon and Access Physical Health are both NNN leases, Buns is on a gross lease. Please see the Income and Expense sheet attached to the listing.

**MLS #:** 20240247

**Listing Category:** Commercial/industrial

**Acreage:** 0.85

**Age:** 6-10

**Lot/Site:** Hamlet/village

**Overhead Doors:**

**Commercial Features:** Display Window, Fire Alarm, Handicap Access, Security System, Smoke Detectors

**Zone:** Gb

**Area:** 5,916 sq ft

**Year built:** 2013

**Basement:** Slab

**Loading Dock:**

**Business Name:** Verizon/access/buns

## INTERIOR FEATURES

**Flooring:** Mixed

**Additional Interior Features:** Total Sqft

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Electric

**Electricity:** Single Phase, Three Phase, 200 Amps

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

EXTERIOR FEATURES

**Garage Type:**

**Garage/Parking Extras:** Lot, Lot-paved, Lot-striped, Off Street, Parking Spaces 20+

**Other Buildings:**

**Lot Features:** Landscaped, Level, Parking Lot

**Road Frontage:** State Road, Interchange, Paved

**Lot Dimensions:** .85

LOCATION DETAILS

**Area/Town:** Saugerties-town

**School District:** Saugertiescentr

**Elementary School:** Cahill K-6

**County:** Ulster County

**Directions:** From I-87n Take The Saugerties Exit. At Light Turn Right. Destination Is On The Left.

LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Edwards

**Agent 2 First Name:** Gabrielle

**Post Updated:** 2024-02-04 00:41:42



CALL US NOW

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