



ULSTER-Town of

701 Grant Ave, Lake Katrine, NY, 12401

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\$4,995,000

Once built for IBM Corp, then vacated sold divided into individual office suites, 13 finished, some furnished, 10 unfinished, 3 bay docks, boiler room, 4 electric stations, 4 multi-stalls restrooms, warehouse, several smaller offices, communication office, north, south, East, West entrances, generator backup for one suite, plenty of work space and storage. unused closed bridge walkway, right off State Rte 209 and 9W. 2023 New Boiler and motor, 2 unused chillers, AC tower, 4 utility cleaning closets with elect. water heaters, sprinkler system, fire alarm, automatic door locks, 6 new entrance heaters. three Elevators one north entrance, west entrance and Freight elevator south dock area.

MLS #: 20240442

Listing Category: Commercial/industrial

Acreage: 14.6

Age: 41-60

Other Rooms: Other/see Remarks

Loading Dock: 3 Docks

Ceiling Height: 22'

Zone: Com1 #37

Area: 309,120 sq ft

Year built: 1970

Basement:

Lot/Site: City, Office Park

Overhead Doors: 3

Commercial Features: Dock-interior, Elevator, Fire Alarm, Freight Elevator, Handicap Access, Overhead Sprinklers, Private Restrooms, Security System, Smoke Detectors, Storage Area, Doors Over 10ft

INTERIOR FEATURES

Flooring: Mixed

Additional Interior Features: Office Sqft

Cooling/Air Conditioning: Central, Heat Pump, Other

UTILITIES

Heat Source: Baseboard, Forced Air, Heat Pump, Other/see Remarks, Natural Gas Available

Hot Water: Electric, Gas

Electricity: 400 Amps

Heating Fuel: Electric, Natural Gas

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

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

Other Buildings: Shed

Additional Exterior Features: Doors 10-15 Ft, Elevator, Fire Sprinkler

Construction: Steel

Lot Features: Level, Parking Lot

Lot Dimensions: 14.6

LOCATION DETAILS

Area/Town: Ulster-town Of

School District: Kingstonconsold

Elementary School: Chambers K-4

County: Ulster County

Directions: From Kingston North On Ulster Ave. To Left On Grant Ave (romeo Chevrolet) To End To Left Straight Into Ulster Business Park Or From Exit 19 North On Rout 209 To Right On Enterprise Then Left Off Ramp To Right On Grant Ave Park On Right

LISTED BY

Office Name: Vetere, Karen Real Estate

Agent Last Name: Vetere

Agent 2 First Name: Karen

Post Updated: 2024-03-07 01:08:35



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