

Active 02/04/20

Listing # 130383
County: Columbia

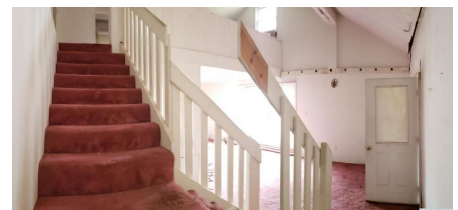
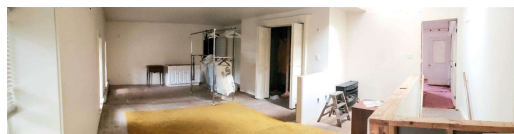
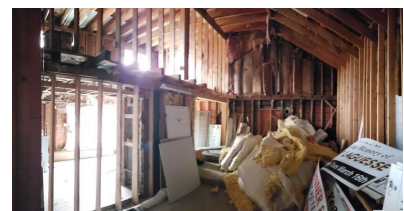
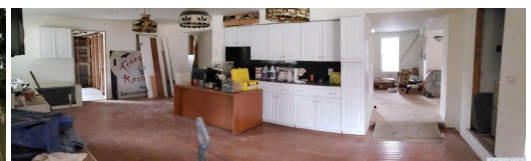
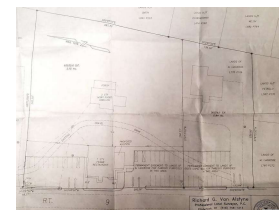
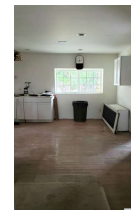
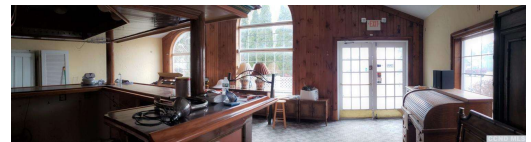
3350 State Route 9, Kinderhook, NY 12184

Listing Price: \$247,000



Property Type Commercial
Area Kinderhook
Year Built 2000
Tax Map ID 23.1-1-7.110

Lot Sq Ft (approx) 93654
Lot Acres (approx) 2.1500





School District Ichabod Crane

Directions From Chatham, west Rt203 to left onto Main St at bridge - cont to end - right on Rt9 and continue to property on right shortly after Petrillo Lane and just before Cobblestone Ponds Sunoco

Marketing Remark COMMANDING COMMERCIAL location w/BONUS residence! 3500 commercial sqft of large open spaces/high ceilings, plus 2500 sqft house. Formerly a restaurant w/alfresco dining & separate bar, could easily be turned into whatever given the B1 comm/business/residential zoning incl spa/massage/nails/ - attorney/accountant offices - dentist/chiropractor/psychology. 2.5 flat acres partly delineated by mature evergreens such as you find in Tuscany. Current parking for 50+/- cars (easily doubled to the West) .. too many details to list ... estimated traffic count 7,000+ cars daily. Mechanicals are recent incl 2019 roof on both, commercial and residential buildings. **NEWLY LISTED...** had this broker not purchased the Chatham mini-mall housing her current office, she would 100% BUY THIS PROPERTY, the investment is that good due to owner's current obligations out of area. Actually this broker would buy both buildings and look into dividing off the house, owning commercial building for next to nothing

Special Conditions	None/Unknown	Zoning	B1 commercial/ business/ residential
General Information		Sign on Property	No
911 Address	3350 State Route 9		
Lot Size	2.15		
Income/Exp Statement	No		
Property Features		Ag District	No
Paved Street	Yes	Survey	Yes
Flood Zone	No	# of Units	1
Waterfront	No	Construction	Frame
# of Levels	1.00	Windows	Casement, Other (picture window)
Roof	Rubber	Overhead Doors	No
Foundation	Poured Concrete, Slab	Parking	47
Docks	No	Alarm	No
Furnaces	1 propane	Green	No
Restrooms	2.00 (handicap accessible)	Features	
Insulation	R19 / R38	Driveway	Yes
Road Frontage	292.16		
Public Records		Town Tax	\$3234.00 (2020)
School Tax	\$7300.00 (2019)	Assessors	\$424731.00
Assessment	\$395000	FulMrktVal	
Tax Exemptions	No		
Utilities		Sewer	Septic Tank
Water	Well	Electric	200 Amps
Heat Type	Propane, Hot Air	Air Conditioning	Yes
Water Heater	Propane		

Presented By:



Natalia De Amorim, GRI

Primary: 518-392-5600

Secondary:

Other:

E-mail: PCP@PCPrealty.com

Web Page: <http://www.PCPrealty.com>

Preferred Country Properties

19 Central Square

Chatham, NY 12037

518-392-5600

Fax : 518-512-0034

See our listings online:

<http://www.PCPrealty.com>

March 2020

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U.S. Patent 6,910,045

