

PRIME HIGH TRAFFIC LOCATION C...

8 Rt 32A, Saugerties, NY 12477



Presented By:
Win Morrison Realty



PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Details

Price: \$400,000

- Traffic Goldmine. 14,076 AADT. (Annual Average Daily Traffic).
- Gas Station & Convenience Store Cash Flow Powerhouse.
- High Traffic & Maximum Visibility.
- Gateway to Adventure in The Catskill Mountains.
- Mixed Use Commercial & Residential.
- Minutes to the New York State Thruway. (I-87).

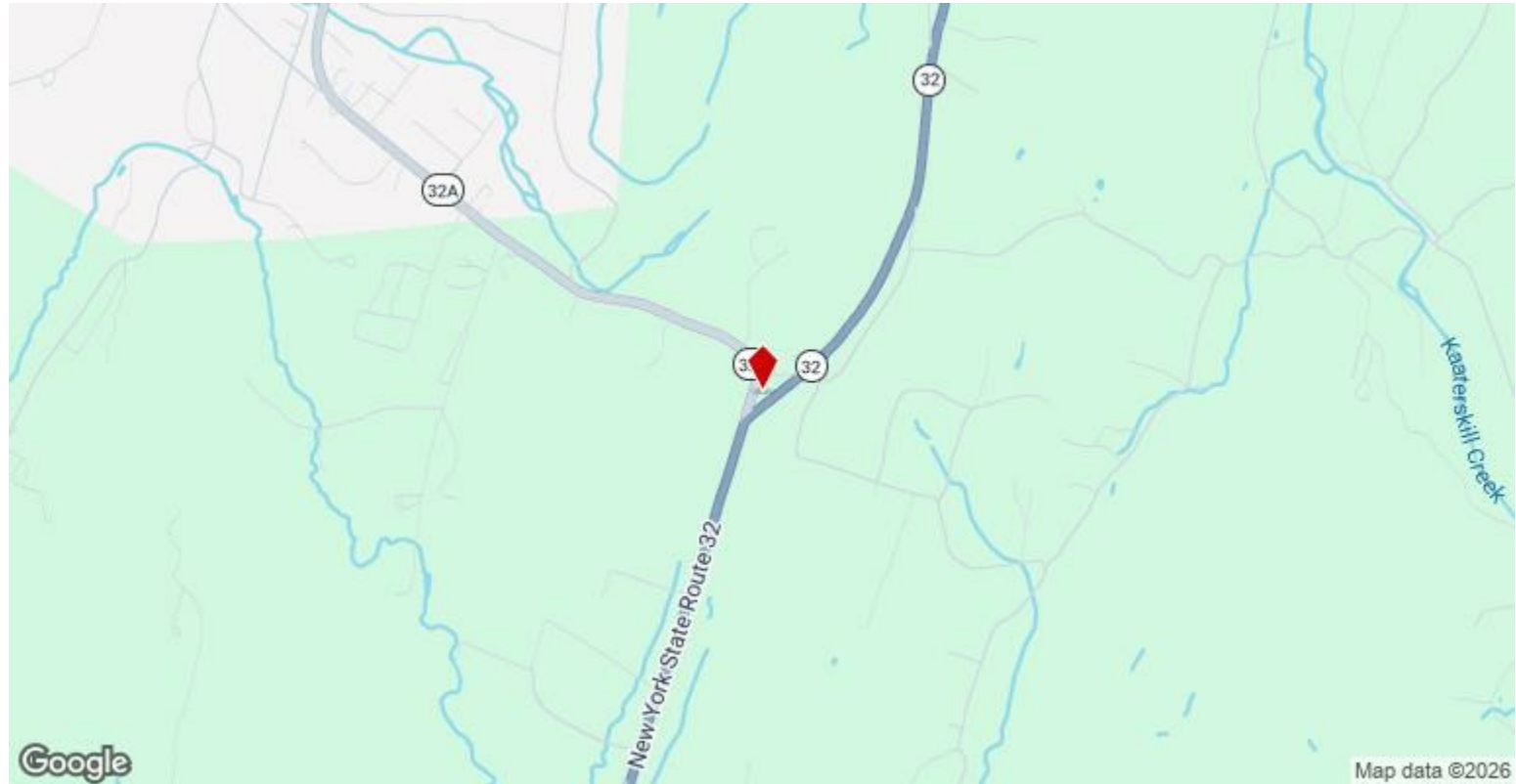
View the full listing here: <https://www.loopnet.com/Listing/8-Rt-32A-Saugerties-NY/40601387/>

Price:	\$400,000
Property Type:	Retail
Property Subtype:	Service Station
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.22 AC
Gross Building Area:	3,876 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1952
Parking Ratio:	0/1,000 SF
Zoning Description:	05 - COMME
APN / Parcel ID:	4889-002.004-0001-036.000-0000
Walk Score ®:	10 (Not friendly)

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Location



PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Primary Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477

Property Photos



Building Photo



Building Photo

PRIME HIGH TRAFFIC LOCATION CATSKILL MOUNTAIN

8 Rt 32A, Saugerties, NY 12477



Phil Uhrick

elitemountainrealestate@gmail.com

(518) 528-6186

Win Morrison Realty

56 John St

Kingston, NY 12401

