

\$449,900 - 1 Madeline Ln, Rosendale

MLS® #20231949

\$449,900

Bedroom, Bathroom, 1,488 sqft
Commercial on 0 Acres

N/A, Rosendale, NY

A blank slate awaits you at 1 Madeline, where your dream business can come to life! This renovated commercial property combines the historic charm of the Hudson Valley with modern updates, creating the perfect space for a sleek new business. Formerly Thompson's restaurant, this 1488 sqft building is awaiting your personal touch. Step inside and be greeted by soaring ceilings, exposed wood beams, and an abundance of natural light. The original hood for restaurant ventilation is still intact, ensuring a seamless transition for your culinary endeavors but can easily be removed by request of a new buyer. The dated electrical system has been completely replaced with a 200a panel and cabling, equipped with all the bells and whistles such as multi-way switches, outlets, recessed razor lighting, fans, and motion sensors. Emergency exit lighting has been installed to meet code requirements, providing a safe environment for your business. Enhanced insulation and framing, Fire Shield 5/8" drywall, and a new basement stairway with fresh Dry Lock coating and high-capacity sump pumps ensure a dry and secure foundation. The outdoor space has been improved with a split rail fence, renovated porches, and new high gauge gutters. The spruced blue stone gravel adds a touch of elegance to the surroundings while the exterior barn lighting fixtures and GFI outlets provide the opportunity to create an exquisite outdoor experience for your customers. Conveniently situated between



main street Rosendale and the Rosendale pool, it boasts excellent visibility with thousands of cars passing daily. The versatile zoning affords this space endless opportunities. Whether you wish to start a restaurant, coffee shop, wine bar, functional office space, retail store, or other creative work space, this property can accommodate your aspirations. Don't miss out on this extraordinary opportunity to bring your dream business to life in the heart of the Hudson Valley. Take the first step towards a successful future and make 1 Madeline your own.

Built in 1995

Essential Information

MLS® #	20231949
Price	\$449,900
Square Footage	1,488
Acres	0.26
Year Built	1995
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

Community Information

Address	1 Madeline Ln
Area	ROSENDALE
Subdivision	N/A
City	Rosendale
County	Ulster County
State	NY
Zip Code	12472

Amenities

Features	KITCHEN FACILITES, PATIO/DECKS, PUBLIC BATHROOMS
Parking	OFF STREET, DRIVEWAY, LOT, MIXED

Interior

Heating	RADIANT
Has Basement	Yes
Basement	FULL, OTHER/SEE REMARKS

Exterior

Lot Description	PARKING LOT
Construction	FRAME/STICK

School Information

District	RONDOUT VALLEY
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Additional Information

Date Listed	July 10th, 2023
Days on Market	279
Zoning	B-2