

# \$359,900 - 1535 Route 32, Saugerties

MLS® #20222894

## \$359,900

Bedroom, Bathroom, 3,400 sqft  
Commercial on 2 Acres

N/A, Saugerties, NY

Meticulously maintained and ready for a new owner! This unique property offers an array of possibilities including live/work, rental investment, art studio, or simply a large single-family home. Previously an operating business for +/-40 years, the lower level features a 30' x 30' workshop, utility room, 2 storage areas, a half bath, and a 20' x 8' office. There you will also find a two-bay garage with 9'+ ceilings, 10' x 8' overhead doors, totaling approximately +/-2,100 sq/ft. Accessible from the exterior of the home, or through the commercial space, the second level is a must see! An open concept totaling +/-1,200 sq/ft, graced with Anderson windows, and a cobblestone chimney locally collected from Mink Hollow, ready for a woodstove. There is also a Florida sunroom, two spacious bedrooms, a pantry, laundry area, and a full bathroom. Completely separate, the upstairs and downstairs have their own natural gas forced air units and electric meters. Recent updates include a septic tank in 2010 with an improved leach field, water heater 2021, and well pump 2001. In addition, there is ample parking space and an extended driveway, paired perfectly with two storage sheds, and a 25' x 32' poll barn. Situated conveniently on route 32, between Kingston and Saugerties, all major roadways are within a few minutes reach, including Route 209, Route 28, I-87, the Rhinecliff Bridge, and 9W. Come take a look! Property was said by a



mortgage lender that it should qualify using a conventional loan, please verify with buyers lender.

Built in 1988

**Essential Information**

MLS® #	20222894
Price	\$359,900
Square Footage	3,400
Acres	1.50
Year Built	1988
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

**Community Information**

Address	1535 Route 32
Area	ULSTER-Town of
Subdivision	N/A
City	Saugerties
County	Ulster County
State	NY
Zip Code	12477

**Amenities**

Features	SMOKE DETECTORS, STORAGE AREA, DOORS UNDER 10FT
Parking	parking spaces 6-10, DRIVEWAY, LOT, OFF STREET
Garages	2

**Interior**

Heating	FORCED AIR
Cooling	WALL UNIT
Has Basement	Yes
Basement	FULL, OTHER/SEE REMARKS

**Exterior**

Lot Description	LEVEL, PARKING LOT, SLOPE-GENTLY, SLOPE-MODERATE
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Construction        FRAME/STICK

**School Information**

District                Saugerties Central Schools  
Elementary            RICCARDI

**Additional Information**

Date Listed            September 12th, 2022  
Days on Market       580  
Zoning                  COM-1