

# \$225,000 - 2168 Route 81, Coxsackie

MLS® #20230252

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## \$225,000

Bedroom, Bathroom, 3,860 sqft  
Commercial on 1 Acres

N/A, Coxsackie, NY

On the market for the first time in more than 50 years. Family owned and run since 1971 as Brennan's, this establishment has been a staple of the community. Sellers are moving onto the next chapter and passing along this great opportunity. Bring your imagination and a little bit of elbow grease. This unique building started out as a one-room schoolhouse for Coxsackie residents and over the years has grown into what it is today. Set on a 0.50 acre parcel of land with commercial exposure. The main building is approximately 3860 square feet with two half bathrooms and high ceilings, the sky's the limit. Think showroom, studio, multifamily, all with town approval of course. There is a summer kitchen, two more bathrooms, and plenty of covered spaces for outdoor entertaining or storage. Conveniently located near the growing town of Coxsackie, 40 minutes to Albany. Just a short drive to hiking, skiing, mountain biking, antiquing, art galleries, breweries, wineries, Farm to Table restaurants and all that the Hudson Valley and Catskill Mountains have to offer.



Built in 1980

## Essential Information

MLS® #	20230252
Price	\$225,000
Square Footage	3,860
Acres	0.50

Year Built	1980
Type	Commercial
Sub-Type	Restaurant
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address	2168 Route 81
Area	OOC - GREENE
Subdivision	N/A
City	Coxsackie
County	Greene County
State	NY
Zip Code	12058

### **Amenities**

Features	KITCHEN FACILITES, PUBLIC BATHROOMS, STORAGE AREA
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### **Interior**

Heating	WOOD ASSIST, OTHER/SEE REMARKS
Has Basement	Yes
Basement	SLAB

### **Exterior**

Construction	FRAME/STICK
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### **School Information**

District	Greenville
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### **Additional Information**

Date Listed	February 3rd, 2023
Days on Market	436
Zoning	01-res-AG 1