

\$699,000 - 254 Main Street, Cairo

MLS® #20230449

\$699,000

0 Bedroom, 0.00 Bathroom, 1,280 sqft
Commercial on 2 Acres

N/A, Cairo, NY

Location, location, commercial location. Now for sale or lease! Lease requested is \$2,500 per month triple net. Come and see this amazing business opportunity right here in the "Heart of Cairo" on this level two acre parcel right across from the Hannaford Plaza. This 2 acre parcel can accommodate 2 good size commercial business's. The property enjoys excellent visibility and high traffic along Main Street. This yields unlimited opportunity for nearly any commercial use. It's just off Rte 23, with a rear service access road from Rte 32. This provides ease of access for both customers and deliveries. Catskill is just 10 minutes, Athens and Hudson are about 20 minutes, Windham and Saugerties are about a half hour drive, Albany is 35 minutes and New York City is just over 2 hours. The main building approximately 1,280 sq ft plus a walk in cooler. The open pole building with a metal roof is about 40'X48' at the rear portion of the lot close to the service road. Within the pole barn is an 18'X18' concrete structure. A 12'X12" shed and an 8'X12' shed complete the improvements. There is municipal water and sewer. Beautiful Greene County has extensive vacation and recreation destinations including North and South Lake Campground, Windham and Hunter Ski Centers, biking and hiking trails, as well as the Hudson River. Hunting and fishing locations are ample. Cultural centers in most of the towns provide wonderful inclusion in the Arts and performing arts. The Colony of Arts in Woodstock,



renovated theatres in Hudson and Tannersville are just a few of the rich cultural offerings. A vast variety of excellent restaurants, boutiques and galleries are enjoyed throughout the area. The locals, second homeowners and the day trippers all provide strong support to the tourist based economy.

Built in 1951

Essential Information

MLS® #	20230449
Price	\$699,000
Bathrooms	0.00
Square Footage	1,280
Acres	2.00
Year Built	1951
Type	Commercial
Sub-Type	Other
Status	Closed
MLS	ucbr_sold

Community Information

Address	254 Main Street
Area	Greene
Subdivision	N/A
City	Cairo
County	Greene
State	NY
Zip Code	12413

Interior

Appliances	Water Heater, Electric Water Heater
Heating	None
Cooling	None

Exterior

Exterior	Brick, Frame, Stone
Exterior Features	Rain Gutters

Lot Description	Corner Lot, Cul-De-Sac, Level, Other, See Remarks
Construction	Brick, Frame, Stone
Foundation	Slab

School Information

District	Cairo-Durham
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Additional Information

Date Listed	March 2nd, 2023
Days on Market	504
Zoning	01