

\$249,900 - 2608 Route 32, Rosendale

MLS® #20231318

\$249,900

Bedroom, Bathroom, 1,262 sqft
Commercial on 1 Acres

N/A, Rosendale, NY

Turn-key opportunity located in a B-1 zoning lending itself to so many different commercial uses. The property is just over a half acre of mostly flat and gently sloping land. The building is 1,250+ square feet with a full basement. Building and property currently operates as a gentleman's club/sports bar and has been that way for almost 20 years generating \$100,000+ in revenue (with limited operating hours). Improvements include updated 200 amp service, roof, furnace, oil tank and well tank. There is a Yamaha stereo, sound board, led lighting and large below bar cooler. The Vintage teak bar has been there as long as the building and still have the original hardware and local name sake. There are 4 smart TV's included in the sale along with a new security system (not hooked up yet). This is a high visibility and traffic area between Kingston and New Paltz.



Built in 1965

Essential Information

MLS® #	20231318
Price	\$249,900
Square Footage	1,262
Acres	0.53
Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD

MLS ucbr_sold

Community Information

Address 2608 Route 32
Area ROSENDALE
Subdivision N/A
City Rosendale
County Ulster County
State NY
Zip Code 12472

Amenities

Features DISPLAY WINDOW, PRIVATE RESTROOMS, SIGNS OWNED, SMOKE DETECTORS
Parking Parking Spaces 20+, LOT, LOT-PAVED, OFF STREET

Interior

Heating FORCED AIR
Has Basement Yes
Basement FULL

Exterior

Lot Description LEVEL, PARKING LOT
Construction FRAME/STICK

School Information

District Kingston Consolidated
Elementary GRAVES

Additional Information

Date Listed May 18th, 2023
Days on Market 332
Zoning B-1