

# **\$898,000 - 2866 - 2872 Route 28, Shokan**

MLS® #20210795

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## **\$898,000**

Bedroom, Bathroom, 2,500 sqft  
Commercial on 2 Acres

N/A, Shokan, NY

The commercial space is located directly on Route 28 which is a main thoroughfare through the Catskill Mountains . Adding to this, the Ashokan Reservoir Rail Trail just opened directly across from this property creating a very popular added attraction. The commercial building is 2500 plus square feet. You'll find overhead doors in the front and rear of the building, 13' ceilings that are column free creating an open style space that can accommodate a gallery, distillery, restaurant, packing and shipping facility, antique car showroom...you name it! You'll also find a built in cafe ready to go! A short trip up the newly paved driveway is the charming, contemporary 1400 square foot home with an attached two car garage. The house has high ceilings and skylights. You'll enter through the foyer which opens into a great room ,an open kitchen, central island and living room. Each wing features a bedroom suite (including bathroom) which can be perfect for family or guests! Off the back of the house is a huge cedar deck that gives way to a stunning backyard/garden and seasonal mountain views. Some added features of the home include: A hidden spiral staircase that leads to a spacious, dry basement, extensive closets, cabinet and storage space , central vacuuming, washer ,dryer, dishwasher and a small shed for lawn equipment . While the area is heavily trafficked, ideal for those interested in starting up a business, the home is tucked away so that you'll feel removed from



the day to day hum creating a very dynamic  
work/life balance

Built in 1985

### **Essential Information**

MLS® #	20210795
Price	\$898,000
Square Footage	2,500
Acres	2.00
Year Built	1985
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address	2866 - 2872 Route 28
Area	OLIVE
Subdivision	N/A
City	Shokan
County	Ulster County
State	NY
Zip Code	12481

### **Amenities**

Features	DISPLAY WINDOW, PATIO/DECKS
Parking	parking spaces 6-10, LOT-PAVED, OFF STREET
Garages	4000-037-0

### **Interior**

Has Basement	Yes
Basement	FINISHED

### **School Information**

District	ONTEORA CENTRAL
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### **Additional Information**

Date Listed	March 10th, 2021
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Days on Market 1131

Zoning C