

# \$449,000 - 3327-3329 Route 9w, Highland

MLS® #20232258

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## \$449,000

Bedroom, Bathroom, 4,000 sqft  
Commercial on 1 Acres

N/A, Highland, NY

Approximately 4,000 sq.ft. in two stand alone buildings. One is 2200 sq ft used as an auto restoration shop and the other is a 1500 sq.ft. 2 bay commercial building with a 300 sq.ft utility shed. The main building is occupied by the owner as a restoration shop and the other is being leased. The main building has an overhead door with 5 bays of work area. The other has two overhead doors and can fit 4-6 cars with a parts room and bathroom. Both have access to 9W with great visibility from the highway. The property consists of .69 acres and is at a controlled intersection. - entrance and exit both North and South direction. Many possibilities with frontage on both 9W and North road. The owner would lease back for 8-10 months and the commercial tenant would consider a longer term lease or the property could be bought vacant.



Built in 1955

## Essential Information

MLS® #	20232258
Price	\$449,000
Square Footage	4,000
Acres	0.69
Year Built	1955
Type	Commercial
Sub-Type	Retail
Status	PENDING

MLS ucbr\_sold

### **Community Information**

Address 3327-3329 Route 9w  
Area LLOYD  
Subdivision N/A  
City Highland  
State NY  
Zip Code 12528

### **Amenities**

Garages Yes

### **Interior**

Heating FORCED AIR  
Basement NONE

### **School Information**

District Highland Central Schools

### **Additional Information**

Date Listed August 9th, 2023  
Days on Market 249  
Zoning Comm 1