

\$749,000 - 45 Reed Street, Coxsackie

MLS® #20231008

\$749,000

4 Bedroom, 4.50 Bathroom, 5,660 sqft
Residential on 0 Acres

N/A, Coxsackie, NY

Excellent opportunity to own a piece of the Village of Coxsackie and its Reed Street Historic District! This mixed-use building includes a ground floor commercial space, four residential units, and an adjacent vacant lot â€” and is one of three contiguous properties listed. The commercial unit on the ground floor has been beautifully renovated into a quaint general store and coffee shop â€” the beloved Mansion + Reed General Store. The space is warm and inviting with oversized storefront windows, wood flooring, a large counter with seating, and high ceilings throughout. A public restroom and storage room complete the commercial space. Plus, for those interested in continuing to operate the general store as Mansion + Reed, the business is also being offered for sale separately. Behind the commercial space is a lovely apartment with high ceilings, stunning wood beams, large open living spaces, a bedroom, full bath, deck with Hudson River views, and off-street parking. On the second floor, there are two large studio units, each with a kitchen and full bathroom, which are currently being used as short-term rentals. The top floor consists of a beautiful full-floor loft apartment with tons of original charm, lots of natural light, new kitchen and bath, and French doors that open onto an ample deck with even better views of the Hudson River! Included in the sale is the adjacent vacant lot which is a really great bonus with so many potential uses â€” an exterior extension of the ground floor



commercial space to increase the value and projected income, a community garden, or future development, to name a few. Additional financials including rental income and expenses available to interested parties. Ground floor storefront and apartment and third floor loft apartment do not have current rent rolls as they are owner occupied. We also have listed the two neighboring mixed-use buildings at 49-53 Reed St and 1 Mansion St for someone looking to own a nice chunk of this historic village! The Village of Coxsackie (recently featured in The New York Times) is situated just minutes from the Hudson River and offers charming shops and eateries as well as the soon-to-open James Newbury boutique hotel and The Wire event center which hosts weddings and other events. More dining and shopping options abound in nearby popular towns – 10 mins to Athens and its riverfront park with summer ferry to Hudson; 20 mins to Hudson, Catskill, and Leeds; 30 mins to Albany; and, 35 mins to Chatham and Kinderhook. Coxsackie is also close to amazing state parks, golf courses, and skiing and it’s just under a 2-hour drive from the city!

Built in 1880

Essential Information

MLS® #	20231008
Price	\$749,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	5,660
Acres	0.25
Year Built	1880
Type	Residential

Sub-Type	Single Family Residence
Style	Other
Status	Closed
MLS	ucbr_sold

Community Information

Address	45 Reed Street
Area	Greene
Subdivision	N/A
City	Coxsackie
County	Greene
State	NY
Zip Code	12051

Amenities

View	River
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Interior

Interior Features	Beamed Ceilings, High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	Ceiling Fan(s), Central Air, Ductless, Window Unit(s)
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior	Brick
Roof	Rubber
Construction	Brick

School Information

District	Coxsackie-Athens
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Additional Information

Date Listed	April 26th, 2023
Days on Market	445
Zoning	09