

\$615,000 - 49-53 Reed Street, Coxsackie

MLS® #20231009

\$615,000

4 Bedroom, 3.00 Bathroom, 4,596 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 two ground floor commercial spaces and two residential units and is one of three contiguous mixed-use listings. The two ground floor commercial units are spacious and bright with large storefront windows and half baths. They've each undergone valuable improvements to electrical and plumbing as well as various cosmetic updates. The second floor residential unit is a lovely and bright 2-bed/1-bath in approx 1,200 sq ft. This apartment includes original wood flooring and details, walk-in closet, and large eat-in kitchen. Recent improvements include a renovated bathroom and new electrical service, appliances, water heater, north-facing windows, carpet, and interior paint. On the top floor is another 2-bed/1-bath unit with a bonus room/den in approx 1,300 sq ft. Spacious and with wonderful natural light, this apartment offers tons of original charm and detail including a stunning pantry wall with original wood cabinetry and a fireplace in the living/dining room. This unit has an updated bath and new plumbing, appliances, water heater, kitchen flooring, carpet, and interior paint. Additional financials including rent rolls and expenses available to interested parties. Commercial units are on month-to-month leases while current leases for residential units run through August and November of 2023. We also have listed the two neighboring



mixed-use buildings at 45 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® #	20231009
Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	4,596
Acres	0.03
Year Built	1880
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Closed
MLS	ucbr_sold

Community Information

Address	49-53 Reed Street
Area	Greene

Subdivision	N/A
City	Coxsackie
County	Greene
State	NY
Zip Code	12051

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	Ceiling Fan(s), Central Air, Window Unit(s)
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

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