

# \$350,000 - 5060 Route 209, Accord

MLS® #20222781

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## \$350,000

Bedroom, Bathroom, 8,176 sqft  
Commercial on 1 Acres

N/A, Accord, NY

Commercial property with 3 residential units on the second floor. Tons of potential. The first floor was once a grocery store and is made up of approximately 4,000 square feet. It is a large open space with backroom space for storage and offices. The storefront is mostly windows that get a lot of exposure from the passing traffic on Route 209. Plenty of parking and also 5-6 indoor garage for additional storage. Brand new electrical started, approximately \$30,000 recently invested. The upstairs units are configured for three 2 bedroom, 1 bath but could also be altered to feature one of the units at a 3 bedroom. Accord has become a destination for breweries and access to local hiking. Perhaps this building could be a brewery, seating space available inside and out.

Built in 1945

## Essential Information

MLS® #	20222781
Price	\$350,000
Square Footage	8,176
Acres	0.85
Year Built	1945
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold



Hudson Valley -Catskill Region MLS-

## Community Information

Address 5060 Route 209  
Area ROCHESTER  
Subdivision N/A  
City Accord  
State NY

## Amenities

Features DISPLAY WINDOW, HANDICAP ACCESS, STORAGE AREA  
Parking parking spaces 11-20, LOT-PAVED  
Garages 4400-077-0

## Interior

Heating BASEBOARD  
Basement CRAWL, SLAB, NONE

## Exterior

Lot Description FLOOD ZONE, PARKING LOT

## School Information

District Rondout Valley Schools

## Additional Information

Date Listed September 1st, 2022  
Days on Market 591  
Zoning Business