

# \$2,450,000 - 99-103 Partition Street, Saugerties

MLS® #20231755

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## \$2,450,000

Bedroom, Bathroom, 11,522 sqft  
Commercial on 1 Acres

N/A, Saugerties, NY

Welcome to Saugerties, NY, where a remarkable investment opportunity awaits you! This iconic multi-family building, being offered for the first time in almost four decades, presents a rare chance to own a piece of local history. Meticulously maintained by the current owner, this property boasts a range of features that make it an exceptional investment.

Situated in the heart of the village of Saugerties, this property offers convenience and accessibility. The building comprises three structures: two brick buildings, each housing incredible storefronts, and a converted block carriage house. The storefronts are currently occupied by two thriving businesses—a high-end beauty salon and a boutique clothing shop—providing a stable income stream. Within the main buildings, you'll find fifteen generously sized apartments that cater to a variety of living preferences. From expansive loft-style one-bedroom units to cozy efficiencies and studios, this property has something for everyone. Each unit has been thoughtfully designed, with ample space exceeding standard measurements. Long-term tenants currently occupy all units, providing a steady and reliable rental income. There is also coin laundry facilities for ease of tenants. It's worth noting that several tenants have rental assistance through RUPCO and ARC programs, ensuring that rent payments are guaranteed month after month. This stability adds another layer of security to this outstanding investment opportunity. Included



in the sale is an additional lot located behind the three buildings. This lot offers parking space for over 20 cars, serving the needs of both the residents and businesses. Additionally, this extra lot presents the possibility of constructing another building, with water and electricity already running to it, and it parallels the Saugerties municipal parking lot making it a valuable asset for future expansion or development. With a full basement providing easy access to utility services, this property offers convenience for maintenance and operations. The well-maintained apartments lining Partition St extend the charm of the brick buildings, creating a cohesive and attractive streetscape. Don't miss out on this once-in-a-lifetime opportunity to own a multifaceted investment property in Saugerties. With its two beautiful storefronts, fifteen well-appointed apartments, full basement access, and an additional building lot currently utilized for parking, this property is sure to impress even the most discerning investor. Act now and secure your future in this vibrant and thriving community!

Built in 1920

### **Essential Information**

MLS® #	20231755
Price	\$2,450,000
Square Footage	11,522
Acres	0.74
Year Built	1920
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address 99-103 Partition Street

Area	Saugerties-vlg
Subdivision	N/A
City	Saugerties
County	Ulster County
State	NY
Zip Code	12477

### **Amenities**

Features	DISPLAY WINDOW, FIRE ALARM, PRIVATE RESTROOMS, SECURITY LIGHT(S), LAUNDRY ROOM, PATIO/DECKS, SIGNS OWNED, SMOKE DETECTORS, STORAGE AREA
Parking	OFF STREET, Parking Spaces 20+, ASSIGNED, DRIVEWAY, LOT, MIXED

### **Interior**

Heating	BASEBOARD, DUCTLESS MINI SPLIT SYS, NATURAL GAS AVAILABLE, FORCED AIR, HEAT PUMP
Cooling	CEILING FAN
Has Basement	Yes
Basement	FULL

### **Exterior**

Lot Description	LEVEL, LANDSCAPED, WOODED
Construction	MASONRY, FRAME/STICK

### **School Information**

District	SAUGERTIESCENTR
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### **Additional Information**

Date Listed	June 21st, 2023
Days on Market	298
Zoning	n/a