



COMMERCIAL PROPERTY FOR SALE

Mixed-Use Flex Building

Warehouse · Retail / Hospitality Space · Ample Parking · Route 209 Frontage

PRICE

\$425,000

BUILDING

±3,000 SF

LOT SIZE

0.53 Acre

PRICE / SF

≈\$142

7174 Route 209, Wawarsing (Kerhonkson), NY 12489

(845) 419-3040 · 7174route209@gmail.com

01 PROPERTY OVERVIEW

Fronting one of Wawarsing's main commercial corridors, this ±3,000-square-foot building pairs a finished retail/hospitality space with a roughly 2,000-square-foot, climate-controlled warehouse bay under 16-foot ceilings — the kind of clear span and utility capacity that's hard to find on a parcel this manageable.

The infrastructure supports serious use: substantial electrical service split across three meters, refrigeration-capable space, and a functional layout connecting a production/warehouse floor to a finished front-of-house area. A new water main was installed in 2023, supplementing the existing well, and the building is served by septic and an above-ground oil tank.

At 0.53 acre, the lot keeps taxes and upkeep proportionate to the building — approximately \$5,526 for 2025 — while still offering paved parking and clear Route 209 visibility. The climate-controlled warehouse bay and high clearance also make this well suited to large vehicle or RV storage and repair.

02 PROPERTY SPECIFICATIONS

BUILDING SIZE	ELECTRIC
±3,000 SF	3 meters, separate 200-amp service
LOT SIZE	WATER
0.53 Acre	Well + new main (2023)
YEAR BUILT	SEWER
2000	Septic
CEILING HEIGHT	HEAT
±16 ft (warehouse bay)	Oil, above-ground tank
WAREHOUSE	TAXES (2025)
≈ 2,000 SF, climate-controlled	≈ \$5,526
BATHROOMS	PARCEL ID
2 Full, 1 Half	75.18-1-7

03 POSSIBLE USES

FOOD & BEVERAGE

Café & Bakery

Route 209 frontage and paved parking put it in the path of heavy morning commuter traffic.

LOGISTICS

Vehicle & RV Storage or Repair

Climate-controlled warehouse bay and high clearance suit large vehicle storage and repair.

TRADE & INDUSTRY

Light Manufacturing

16-foot ceilings, heavy electrical service and a warehouse bay built for real work.

RETAIL

Showroom or Storefront

Route 209 visibility with on-site paved parking for walk-in and drive-by traffic.

OWNER-USER

Turnkey Commercial Home Base

Move a business in and operate from day one, or reconfigure the space to fit.

FLEXIBLE

Residential or Live/Work

Mixed-use character may support residential or live/work conversion, subject to approvals.

Possible uses are illustrative only and subject to zoning verification and required Town of Wawarsing approvals.

04 PROPERTY PHOTOS



Front exterior — Route 209 frontage



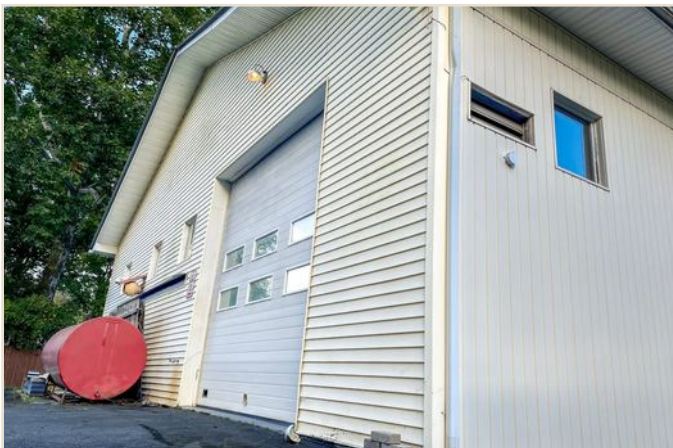
Front exterior, closer view



Front porch and entrances



Front exterior, seasonal view



Warehouse bay door, above-ground oil tank



Covered porch seating area

04 PROPERTY PHOTOS (CONTINUED)



Side yard and rear driveway



Rear grounds, fenced yard



Rear grounds, fenced yard



Front exterior view

05 LOCATION

Direct frontage on Route 209, a primary Catskills / Ulster County commercial corridor connecting Accord, Kerhonkson and Ellenville. Heavy morning commuter flow provides strong drive-by exposure. Roughly 90 minutes from the New York metro area, within the broader Hudson Valley / Catskills market.

●
ACCORD

●
KERHONKSON

●
SUBJECT PROPERTY

●
ELLENVILLE

INTERESTED IN THIS PROPERTY?

(845) 419-3040 · 7174route209@gmail.com

Listed by owner — not affiliated with any brokerage. Principals and pre-qualified buyers preferred.

06 LEGAL DISCLAIMERS & TERMS (1 OF 2)

Zoning & Permitted Uses

The uses described in this brochure (including but not limited to food and beverage, retail, manufacturing, storage, vehicle/RV repair, and residential or live/work use) are illustrative only and are not a representation that any specific use is currently permitted. All uses are subject to zoning verification and any required approvals, permits, or variances from the Town of Wawarsing Building Department and other applicable authorities. Prospective buyers are responsible for independently confirming permitted and prospective uses prior to purchase.

Real Estate Only — Staged Photography

This sale includes the real property (land and building) only. All furniture, equipment, signage, décor, vehicles, and other personal property or items shown in photographs, video, or other marketing materials are staged for presentation purposes only and are not included in the sale unless separately negotiated and documented in writing.

As-Is Condition

The property is offered for sale in its present “as-is, where-is” condition, with no warranty, express or implied, as to its physical condition, systems, structural integrity, or compliance with applicable building or fire codes. Prospective buyers are encouraged to conduct their own independent inspections prior to purchase.

Well & Septic Disclosure

The property is served by a private well and septic system rather than municipal water or sewer. No representation is made regarding the potability, yield, or capacity of the well, or the condition or capacity of the septic system. Prospective buyers should obtain independent water testing and a septic inspection prior to purchase.

Environmental Disclaimer

No representation is made regarding soil, groundwater, or other environmental conditions at the property, including any conditions that may relate to the property's prior use or the presence of fuel storage. Prospective buyers are responsible for conducting their own environmental due diligence, including any Phase I or Phase II environmental assessments they deem necessary.

Survey & Boundary Disclaimer

Lot size, boundaries, and acreage referenced in this brochure are approximate and based on available public records. Prospective buyers should obtain an independent survey to confirm exact boundaries, easements, and encroachments prior to purchase.

06 LEGAL DISCLAIMERS & TERMS (2 OF 2)

Accuracy of Information

Information contained in this brochure, including square footage, acreage, taxes, utilities, zoning designations, and other property details, is derived from sources believed to be reliable but is not guaranteed and has not been independently verified by a licensed professional. Prospective buyers should independently verify all information material to their decision to purchase, including through their own inspections, surveys, and municipal records searches.

Tax Reassessment Note

The real estate tax figure referenced in this brochure reflects the current assessment and may not reflect the amount a buyer will be assessed following a sale. Property taxes in New York may be reassessed upon transfer of ownership. Prospective buyers should consult the local assessor's office for further information.

Broker Representation

This property is listed for sale by the owner and is not affiliated with any real estate brokerage. Any buyer's broker or agent must identify their client and disclose any proposed compensation arrangement in writing before a showing is scheduled.

Fair Housing Notice

This property is offered without regard to race, color, religion, sex, national origin, familial status, disability, or any other class protected under federal, New York State, or local fair housing laws.

No Income or Financial Representation

Any reference to prior business operations at the property is provided for informational purposes only and does not constitute a representation or warranty regarding future income, profitability, or business potential.

No Offer or Warranty

This brochure is provided for general informational purposes only and does not constitute an offer, solicitation, or contract of sale. The property is offered subject to prior sale, price change, or withdrawal without notice. No warranty, express or implied, is made regarding the condition of the property or the accuracy of the information presented.

Errors & Omissions Excepted

The information contained in this brochure has been prepared in good faith; however, errors, omissions, prior sale, price change, or withdrawal without notice are possible. E&OE.

Principals and pre-qualified buyers preferred. Please direct all inquiries to the contact information below.