

Steve Hubbard

REAL ESTATE SERVICES

845-246-2022

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Just Reduced! from ~~\$850,000~~ to

\$770,000

10251 Route 32 Greenville N.Y.



Extrordinary Commercial Opportunity!!

This 92 acre property with 1200 feet of frontage on Route 32 and 2 state highway department approved entrances plus paved parking for 100 or more cars has over 36,000 square feet of interior space including an 8000 square foot retail sales building with 400 amp - 3 phase electric, central air and loft office, an 18,000 square foot arena with two 18 x 18 overheard doors, a 12 stall horse barn and a 4300 square foot Morton Steel building with office, kitchen, snack bar and 2 public baths. The 900 square foot mobile home and 3 family rental on the property grosses \$37,200 annually. There is additional storage square footage. Sale also includes 38 box trailers. There are 3 wells and 5 septic systems on this property of meadows and woods (apple orchard, too) and amazing mountain views - 3 spring fed ponds - great for bass fishing, cooling off on hot summer days and watering the horses. The property has 1300 feet frontage on Basic Creek a NYS class "A" trout stream. Great Route 32 location between routes 81 and 23. Short distance to Albany and thruway exit 21. Owner financing possible with substantial down payment.

Just reduced to \$770,000!

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