

# COUNTRY HOUSE

REALTY



## 115-117 Canal Street ELLENVILLE, NY 12428

Ulster County, Village of Ellenville  
SBL: 83.311-4-11

### PROPERTY FEATURES

- 2 COMMERCIAL SPACES
- 1 RENOVATION READY
- 1 OCCUPIED
- 2 HALF BATHROOMS

### PROPERTY DETAILS

- Square feet: 2,209
- Acres: .06
- Built: 1930

### LISTING PRICE

\$375,000

For access, please  
reference Showing Time  
or instructions from the  
office.





#### SYSTEMS AGES, DETAILS & UPGRADES

- New mini split
- Hot water heater
- Floor sink in basement

#### APPLIANCES + FIXTURES

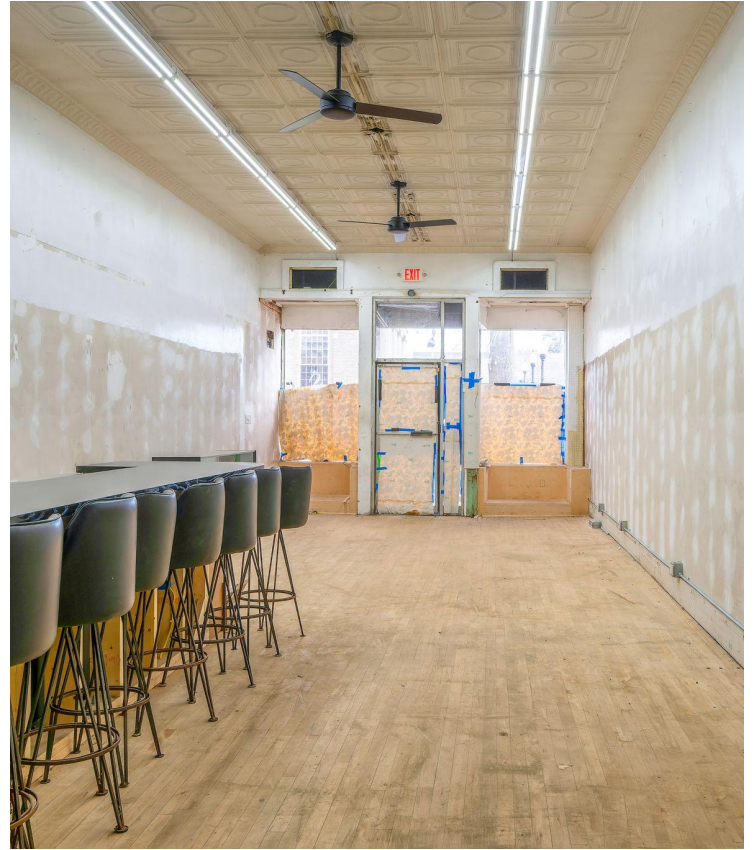
- Built in bar
- New grease trap
- Underbar 3 bay sink and equipment
- Kegeerator available for purchase

#### UTILITIES

- Heat: Electric
- Fuel: Electric, propane for occupied restaurant
- Water heater: Electric
- Internet/TV: Spectrum
- Sewer: Municipal
- Water: Municipal
- Cell service: Strong







#### FURNITURE

- Bar and underbar equipment convey
- Restaurant equipment in Sammy Brown's does not convey

#### FINANCIALS

##### Taxes:

Town/Co.: \$847

School: \$2,503

##### Operating Costs:

Electric: Tenant pays on occupied unit

Fuel: Tenant pays on occupied unit

#### RENTAL INFORMATION

**Revenue:** \$750/monthly for occupied unit

