

\$1,500,000 - 5164 Route 209, Accord

MLS® #20190751

\$1,500,000

Bedroom, Bathroom, 30,250 sqft
Commercial/Industrial on 6 Acres

ACCORD, Accord, NY

This Beautiful 14 years young "Super Steel Structure" comprising 30,250 sq. ft. of very efficient wide open, clear-span space, on 6 acres. It can be adapted for nearly any commercial use you can think of. Whether utilized for "Single use" or dividing the expanse with easily movable interior partitions, which is facilitated with the expansive steel beams. This super insulated building uses minimal heating and cooling for a building it's size. The building is currently used as a recreation/indoor rink with efficient 3 Phase 600 amp electric, forced air propane heat with heat pumps, ceiling fans for cooling, and an independent self-contained sprinkler system. It is wired with Cat 5 for all your computer and communication needs. Building has great potential for many uses! Could be set up as a Brewery/Pub/Restaurant, wine & spirits making, manufacturing plant, aquaculture farm, "tiny house" building plant, medical facility, multi-tenant office complex, or TV/Movie production facility. Current roller-skating business can be dismantled easily to make room for new uses. Let your imagination go! Owner will consider some owner financing, to a qualified buyer, depending on terms. Present all reasonable offers! The current set up includes a full cooking facility, walk in cooler, retail shop, skate rental and repair shop, lockers, a full arcade, big skate/board park, complete sound center for DJ and projection system to view movies and videos on the big screen. The



large entry foyer has a ticket counter and access to the partial second floor. A large utility room houses much of the mechanicals, and has loft storage. An alarm system and video camera system covers both inside the building and around the outside. Lighted and paved parking is there for 125 cars with access on both Rte 209 and Mettakahonts Road. The current existing equipment and inventory is all negotiable, as well as the Business. According to a 2013 count by the DOT, the average daily traffic count is 10,000-25,000 Per Day.

Built in 2005

Essential Information

MLS® #	20190751
Price	\$1,500,000
Sold Price	\$1,350,000
Sold Date	2019-06-10
Square Footage	30,250
Acres	6.00
Year Built	2005
Type	Commercial/Industrial
Sub-Type	Industrial
Status	SOLD

Community Information

Address	5164 Route 209
Area	ROCHESTER
Subdivision	ACCORD
City	Accord
County	Ulster County
State	NY
Zip Code	12404

Amenities

Features	DISPLAY WINDOW, FIRE ALARM, HANDICAP ACCESS, KITCHEN FACILITES, OVERHEAD SPRINKLERS, PUBLIC BATHROOMS,
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SECURITY SYSTEM, SMOKE DETECTORS, STORAGE AREA, U/G FUEL TANKS, OTHER, DOORS UNDER 10FT

Parking LOT-PAVED, OFF STREET, Parking Spaces 20+
Garages none

Interior

Heating FORCED AIR
Cooling CEILING FAN, CENTRAL

Exterior

Lot Description CORNER LOT, LANDSCAPED, LEVEL, PARKING LOT, OTHER/SEE REMARKS
Construction STEEL, OTHER/SEE REMARKS

School Information

District RONDOUT VALLEY
Elementary KERHONKSON

Additional Information

Zoning R-1

Listing Details

Listing Agent Winton Morrison
Listing Office Win Morrison Realty



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