

# Retail - Walden, NY



## 60 Main Street, Walden, NY, 12586

Offered at \$189,900

Located on a busy, high traffic, maximum exposure street, this rare mixed-use commercial/residential property has the perfect set up with space for a business on the ground floor that is gutted and ready to make your own with large display windows on Main St and rear access w/ 3 approved parking spaces. Income producing apartments on the second and third floor that are in need of total renovation. Town is currently only approving one unit. Sound balloon framing, early 1900's w/ solid sawn lumber actual 2x6 2x8 2x12 and 1inch solid sawn planks outside sheeting roof and floors. 24 inch field stone foundation walls, and full 7-foot TPO roofing membrane. Property also has Municipal Parking 200 feet away. An investor's dream come true! Property is being sold AS IS. Cash offer or Rehab loan.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 1900



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