

\$435,000 - 1287 Route 311, Patterson

MLS® #800133

\$435,000

0 Bedroom, 0.00 Bathroom, 2,412 sqft
Commercial Sale on 0.41 Acres

N/A, Patterson, NY

Prime retail location on sale for the first time in decades! Centrally located at the corner of NY 22 and NY 311, this property is bursting with opportunity for any entrepreneur! Hundreds of potential customer pass by (and stop at the light) every day giving your sign and storefront invaluable exposure. C1 zoned and thus fit for a variety of uses including restaurant, veterinary services, health/fitness, nursery, bank, and professional offices. Amenities include ample storage via the unfinished basement and attic, an office space and a private parking lot offering 9 spaces. Renovate this space to suit your vision. Locations like this are hard to come by; donâ€™t miss out on the chance to own this property!



Built in 1945

Essential Information

MLS® #	800133
Price	\$435,000
Sold Price	\$390,000
Date Sold	September 10th, 2025
Bathrooms	0.00
Square Footage	2,412
Acres	0.41
Taxes	\$11,538
Year Built	1945
Type	Commercial Sale
Sub-Type	Retail

Status Closed

Community Information

Address 1287 Route 311
Subdivision N/A
City Patterson
County Putnam County
State NY
Zip Code 12563

Amenities

Utilities Electricity Connected
Parking Spaces 9
Parking Off Street

Interior

Interior Hardwood
Appliances Indirect Water Heater
Heating Oil, See Remarks
Cooling Central Air
Has Basement Yes
Basement Storage Space, Unfinished, Walk-Out Access
of Stories 2

Exterior

Lot Description Corner Lot
Exterior Frame

Additional Information

Date Listed November 15th, 2024
Days on Market 166
Zoning C1

Listing Details

Listing Courtesy of Houlihan Lawrence Inc.

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