



**254 Partition Street, Unit #252**  
**Saugerties, NY 12477**  
**For Sale: \$545,000**

Type:	Single Family
MLS#:	919005
Square Footage:	2,682
Taxes:	\$4,738
Year Built:	1900

Charming Two-Family Home in the Heart of Saugerties Village! Located in the vibrant and highly desirable Village of Saugerties, this well-maintained two-family home offers a rare investment opportunity with an excellent CAP rate. Whether you're looking to expand your portfolio or live in one unit while renting the other, this property is a smart move! Enjoy the perfect blend of small-town charm and walkable convenience—just steps from award-winning restaurants, cozy cafes, live music venues, a vintage movie theater, art galleries, and a variety of locally owned shops. There's always something happening in this thriving village community. Each unit offers well maintained spacious layouts and strong rental history. With limited inventory in such a prime location, this property won't last long! Don't miss out—schedule your private showing today and explore all the possibilities this exceptional two-family home has to offer!

### Listing Details

Asking Price: \$545,000	Taxes: \$4,738	Status: Active
Type: Single Family	MLS ID: 919005	Last Update: 10/30/2025
Added: 90 Day(s) Ago		

### Property Details

Address: 254 Partition Street, Unit #252	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 2,682
Total Bathrooms: 0	Siding: Frame	Year Built: 1900

### Location Details

Lot Size: 0.08 Acres	Driveway: Private	Water Front: No
Water Access: No		

### School Details

School District: Saugerties	Elementary School: Cahill	Middle School: Saugerties Junior
High School: Saugerties		

### Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: None		

### Broker Details

Howard Hanna Rand Realty	Barry Creagan
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