



**8 Route 32a**  
**Saugerties, NY 12477**  
**For Sale: \$400,000**

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 20260425      |
| Square Footage: | 0             |
| Taxes:          | \$6,900       |
| Year Built:     | 1999          |

**Prime Commercial Corner - The Ultimate Gateway to the Explosive Catskills Boom - Priced to Move.** Seize this rare, high-visibility 1.22-acre powerhouse (including the adjacent parcel at 10 George Saile Rd) strategically positioned at the high-traffic intersection of two major arteries, the direct lifeline feeding Hunter Mountain and Windham Mountain, the beating heart of the region's world-class skiing, golf resorts, hiking, festivals, camping, and luxury second-home explosion. Traffic research numbers show an impressive 14,076 AADT (Annual Average Daily Traffic), delivering relentless exposure to thousands of vehicles daily. This isn't just a lot—it's the front door to one of the Northeast's hottest four-season tourism and lifestyle destinations. Year-round traffic surges from NYC weekend warriors, affluent second-home buyers, adventure seekers, and festival crowds pouring in for epic winters on the slopes, summer hikes, fall foliage madness, and everything in between. **Endless High-Yield Potential - Perfectly zoned and screaming for:**

- Gas station + Convenience store combo (traffic goldmine).
- Retail + Liquor store moneymaker.
- Hardware store serving booming home renos & second-home builds.
- Bar/Restaurant capturing après-ski and festival energy.
- Self-Storage for the growing seasonal resident crowd.
- Micro-Brewery tapping the craft beer wave.
- Pharmacy for everyday essentials.
- Sporting goods outfitter for outdoor enthusiasts.

**Extra Income Unlock -** The included adjacent property converts effortlessly into premium, short-term rentals, or multi-unit apartments, or the perfect staff housing—stacking additional cash flow and convenience on top of your main commercial play. The Catskills are on fire: massive influx of remote workers, city escapees, and high-net-worth buyers has supercharged demand, tourism spending, and property values. This intersection isn't just busy—it's the strategic point where everyone passes through heading to the mountains' top attractions. A steal for this scale of location, traffic, and upside in one of the fastest-growing recreational markets in the Northeast. Don't sleep on this gateway gem. In a region where prime corners vanish fast, this is your shot to own the entry point to the action. Serious investors only—let's turn traffic into treasure.

### Listing Details

|                         |                  |                       |
|-------------------------|------------------|-----------------------|
| Asking Price: \$400,000 | Taxes: \$6,900   | Status: Active        |
| Type: Single Family     | MLS ID: 20260425 | Last Update: 2/3/2026 |
| Added: 13 Day(s) Ago    |                  |                       |

### Property Details

|                      |                  |                    |
|----------------------|------------------|--------------------|
| Address: 8 Route 32a | City: Saugerties | State: NY          |
| Zip: 12477           | County: Ulster   | Total Bathrooms: 0 |
| Total Rooms: 6       | Siding: Other    | Year Built: 1999   |

### Location Details

|                      |                 |                  |
|----------------------|-----------------|------------------|
| Lot Size: 1.25 Acres | Water Front: No | Water Access: No |
|----------------------|-----------------|------------------|

### School Details

School District: Saugerties

### Heating, Cooling, & Utility Details

|                  |                  |                         |
|------------------|------------------|-------------------------|
| Heat Type: Other | Water Type: Well | Sewer Type: Septic Tank |
|------------------|------------------|-------------------------|