



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: 3/27/2026
Added: 56 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
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School Details

School District: Saugerties

Heating, Cooling, & Utility Details

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