



Hudson Valley Catskill Region MLS

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