



**230 Partition Street**  
**Saugerties, NY 12477**  
**For Sale: \$600,000**

Type:	Single Family
MLS#:	20261866
Square Footage:	0
Taxes:	\$4,898
Year Built:	1900

Located in the heart of Saugerties' vibrant and walkable village, 230 Partition Street presents a prime mixed-use opportunity on a highly visible corner lot. This property features a bright commercial storefront with expansive wraparound windows, offering excellent exposure and natural light, along with a spacious two-bedroom apartment above. The building is currently under renovation, providing a unique opportunity for a buyer or tenant to step into a refreshed space. The foundation has been fully rebuilt to code, and the property features brand new electrical service, including a 200-amp service along with two additional 100-amp panels, offering flexibility for a variety of commercial and residential needs. The flexible layout of the commercial area makes it ideal for retail, office, studio, or service-based businesses, while the residential unit offers the option for owner-occupancy or additional rental income. The property also benefits from off-street parking, a rare and valuable feature within the village, adding convenience for both business owners and customers. Offered as-is or with the option to build-to-suit at an adjusted price, this is an excellent opportunity to tailor the space to your specific needs while capitalizing on an already strong location and upgraded infrastructure. Positioned just steps from popular restaurants, cafes, boutique shops, and local attractions, the property is surrounded by steady foot traffic and year-round activity. Nearby amenities include Cantine Field, the Saugerties Lighthouse, HITS Equestrian Facility, local theaters, fine dining, shopping, and the Hudson River waterfront, along with a variety of community events and festivals that draw both locals and visitors alike. With easy access to Route 9W, Route 32, and the New York State Thruway, this location offers both convenience and visibility, making it an ideal setting for a thriving business and a smart investment in the heart of the Hudson Valley.

**Listing Details**

Asking Price: \$600,000	Taxes: \$4,898	Status: Active
Type: Single Family	MLS ID: 20261866	Last Update: 5/16/2026
Added: 50 Day(s) Ago		

**Property Details**

Address: 230 Partition Street	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bathrooms: 0
Siding: Lap Siding	Year Built: 1900	

**Location Details**

Lot Size: 0.06 Acres	Lot Description: Corner Lot	Water Front: No
Water Access: No		

**Heating, Cooling, & Utility Details**

Sewer Type: Public Sewer

**Broker Details**

Amodio Real Estate & Prop                      Eliana Amodio