



230 Partition Street, Unit #2
Saugerties, NY 12477
For Sale: \$600,000

Type:	Single Family
MLS#:	995742
Square Footage:	1,872
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	Status: Active	Type: Single Family
MLS ID: 995742	Last Update: 5/7/2026	Added: 5 Day(s) Ago

Property Details

Address: 230 Partition Street, Unit #2	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 1,872
Total Bedrooms: 2	Total Bathrooms: 2 full	Total Rooms: 2
Home Style: Victorian	Attic: Finished	Basement: Finished
Siding: Other	Year Built: 1900	

Location Details

Lot Size: 0.06 Acres	Driveway: Other	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: Electric	Water Type: Other	Sewer Type: Public Sewer
Air Conditioning: Central Air		