HUDSON VALLEY
REAL ESTATE BROKERAGE



230 Partition Street, Unit #2
Saugerties, NY 12477
For Sale: $545,800

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 with an abundance of natural light. The commercial space features a wraparound, oversized storefront, ADA accessibility, and a wide-open first floor, ideal for retail, office, studio, or service-based businesses. Above, a light-drenched, vaulted-ceiling two-bedroom apartment offers a large area primed for an open kitchen and living layout — well suited for owner-occupancy or additional rental income. In the rear of the building, you'll find off-street parking and a Quonset hut unique to the area, featuring a large open interior, a 100-amp panel, and large rear windows — perfect for a garage, workshop, artist's studio, and more. This is a unique chance for a buyer or tenant to walk into a space with renovations nearly complete after an extensive rebuild from the foundation to the second floor. Buyers will find all-new concrete, structural steel, commercially rated floor joists, subfloor, first-floor structure, and 400 total amps of electrical service. Every aspect of this renovation was thoughtfully constructed, engineered, permitted, and built to code, making this property well suited for a wide variety of applications. Offered as-is or 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: $545,800
MLS ID: 995742
Status: Active
Last Update: 11/11/2026
Type: Single Family
Added: 202 Day(s) Ago

Property Details

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

Location Details

Lot Size: 0.06 Acres
Water Access: No
Driveway: Other
Water Front: No

School Details

School District: Saugerties
High School: Saugerties
Elementary School: Cahill
Middle School: Saugerties Junior

Heating, Cooling, & Utility Details