HUDSON VALLEY
REAL ESTATE BROKERAGE




# 46 Main Street
# Phoenicia, NY 12464
# For Sale: $365,000

| | |
|---|---|
| Type: | Single Family |
| MLS#: | 20264750 |
| Square Footage: | 0 |
| Taxes: | $2,936 |
| Year Built: | 1950 |

The Phoenicia Deli has been an iconic local business on Main Street in Phoenicia since 1972 and will now be passing the torch to a new owner. The Deli is approximately 650 square feet. The back part of the building and upstairs is residential. There is about 1140 square feet of residential on the first floor which includes a kitchen, family room with a coal fired type fireplace, half bath and enclosed porch. The living space upstairs is about 547 square feet with bedroom, sitting area, full bathroom & outside deck overlooking Main Street. This is a rare opportunity to live and work in one place.

## Listing Details

Asking Price: $365,000
Type: Single Family
Added: 76 Day(s) Ago
Taxes: $2,936
MLS ID: 20264750
Status: Active
Last Update: 9/24/2026

## Property Details

Address: 46 Main Street
Zip: 12464
Total Bathrooms: 1 full, 1 half
Year Built: 1950
City: Phoenicia
County: Ulster
Total Rooms: 1
State: NY
Total Bedrooms: 1
Basement: Other

## Location Details

Lot Size: 0.12 Acres
Water Access: No
Driveway: Gravel
Water Front: No

## School Details

School District: Onteora

## Heating, Cooling, & Utility Details

Heat Type: Baseboard
Air Conditioning: Central Air
Water Type: Public
Sewer Type: Cesspool

## Broker Details

Ruth Gale Realty
Richard Greenspan