HUDSON VALLEY
REAL ESTATE BROKERAGE



55 Partition Street
Saugerties, NY 12477
For Sale: $399,900

Type:	Single Family
MLS#:	20264815
Square Footage:	0
Taxes:	$8,016
Year Built:	1890

Opportunity awaits with this solid brick two-family property ideally located at 55 Partition Street in the center of the vibrant Village of Saugerties. Whether you're an investor looking to add value, an owner-occupant seeking rental income, or a contractor searching for your next project, this fully vacant property offers the flexibility to renovate and lease on your own timeline. Each apartment features 2 bedrooms and 1 full bath, providing a practical and highly desirable layout. Both units have recently been vacated, making it easy to complete improvements without the challenges of existing tenants. The second-floor apartment has renovation work already underway, offering a head start for the next owner to complete the project. The first-floor apartment is ready for updating and cosmetic refreshing, presenting an excellent opportunity to increase rental value and build equity. The property is separately metered for electricity, with individual electric meters for each apartment plus a dedicated landlord meter for common areas. A single oil-fired boiler services both units, with previous tenants sharing the heating bill. Natural gas is on the street if you have a heating conversion in mind. While there is currently no off-street parking, the property includes a modest rear yard that may offer the potential to create parking, subject to municipal approvals and buyer verification. Located just steps from Saugerties' popular restaurants, boutiques, galleries, parks, and community events, this property enjoys the convenience and appeal of one of the Hudson Valley's most desirable village settings. With strong rental demand and endless potential for modernization, 55 Partition Street is a rare chance to transform a well-located income property into a rewarding investment. Bring your vision and unlock the possibilities this Village of Saugerties duplex has to offer.

Listing Details

Asking Price: $399,900
Type: Single Family
Added: 75 Day(s) Ago

Taxes: $8,016
MLS ID: 20264815

Status: Active
Last Update: 9/22/2026

Property Details

Address: 55 Partition Street
Zip: 12477
Total Bathrooms: 0
Year Built: 1890

City: Saugerties
County: Ulster
Basement: Dirt Floor

State: NY
Total Bedrooms: 4
Siding: Brick

Location Details

Lot Size: 0.08 Acres
Water Front: No

Lot Description: Back Yard, City Lot, Level
Water Access: No

Driveway: None

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Hot Water
Air Conditioning: Ceiling Fan(s)

Water Type: Public

Sewer Type: Public Sewer