

801 Columbia St, Hudson NY



Presented By:
TKG Real Estate - Hudson

Corner of Columbia and 8th Streets



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Corner of Columbia and 8th Streets

Property Details

Price: \$495,000

- Very High Traffic Location - Corner Building
- Across from Cafe Mutton, Near Li'l Deb's Oasis, Upper Depot and Return Breweries.
- Previously was Two Separate Storefronts. The Separate Entrances Are Still Intact
- Possibility to Convert Garage to Retail Also
- Previously Two Apartments on 2nd Floor - One Intact, the other converted to storage

View the full listing here: <https://www.loopnet.com/Listing/801-Columbia-St-Hudson-NY/29022423/>

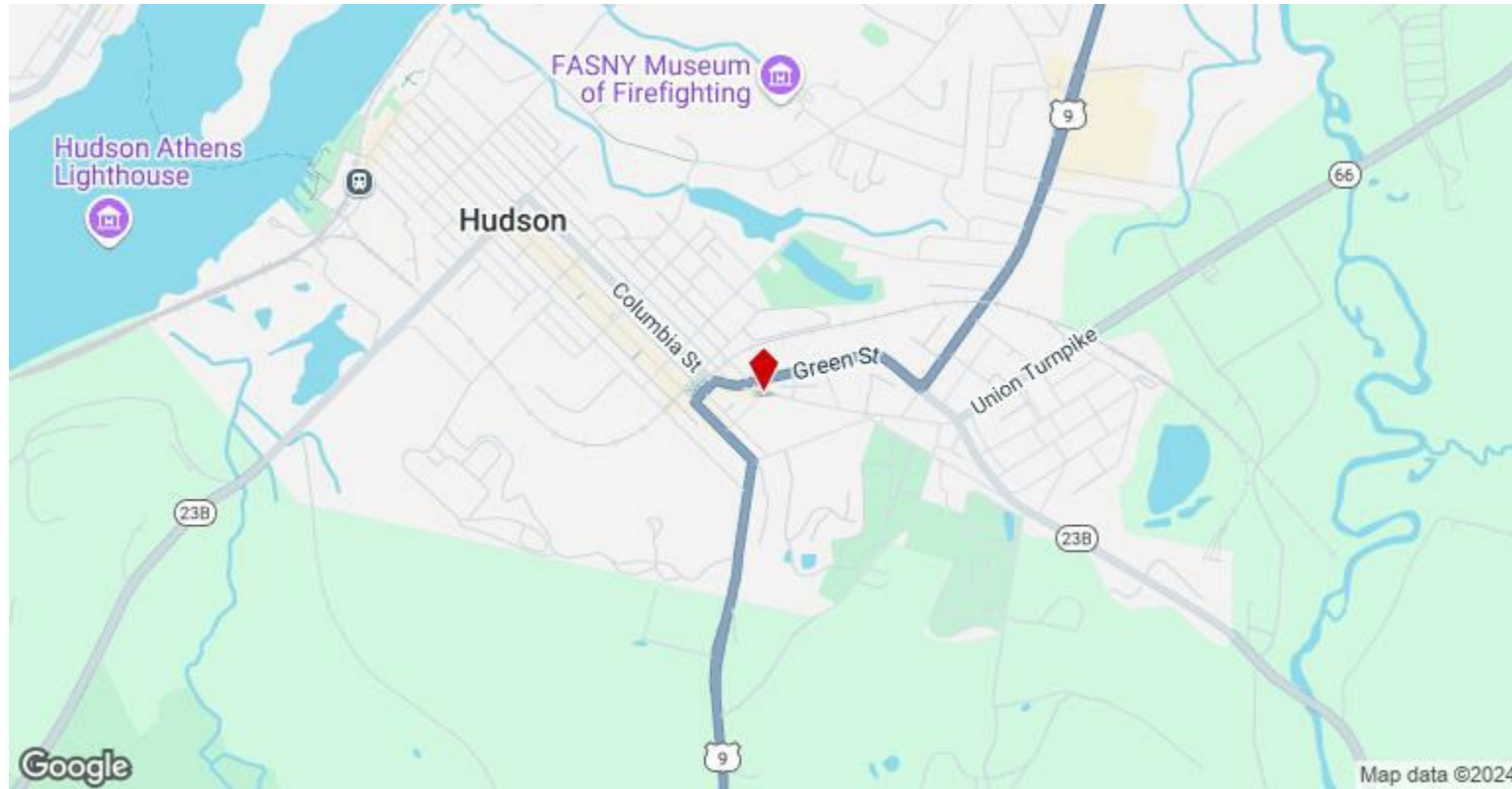
Price:	\$495,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.04 AC
Gross Leasable Area:	4,553 SF
Sale Conditions:	Redevelopment Project
No. Stories:	2
Year Built:	1900
Tenancy:	Multiple
Parking Ratio:	0.44/1,000 SF
Zoning Description:	R5
APN / Parcel ID:	100600-110-062-0001- 014-000-0000
Walk Score ®:	86 (Very Walkable)

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Property Photos



Exterior - Columbia and 8th Streets, Hudson



1st Fl - Storefront A & B from B-Side

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1st Fl - Storefront A & B from A-Side



1st Fl - Storefront A & B from B-Side

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1st Fl - Storefront B



1st Fl - Storefront A from B Side

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1st Fl - Stockroom A-side



1st Fl - Office B-side with Half Bath

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1st Fl - Half Bath - B-side



1st Fl - Office B-side

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1st Fl - Stockroom A-Side - with Stairs to Apartment B/Now Storage



1st Fl - Office - A-Side

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1st Fl - Office A-Side from Storefront A - with Door to Garage (c)



1st Fl - Garage/Workshop

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1st Fl - Garage/Workshop



1st Fl - Garage/Workshop

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1st Fl - Garage/Workshop



2nd Fl - Apt A - Living Room

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2nd Fl - Apt A - Living Room



2nd Fl - Apt A - Living Room

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2nd Fl - Apt A - Den



2nd Fl - Apt A - Den

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2nd Fl - Apt A - Den



2nd Fl - Apt A - Kitchen

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2nd Fl - Apt A - Kitchen Pantry w/ Door to Living Room (l) & Bathroom (c)



2nd Floor - Apartment A - Kitchen

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2nd Fl - Apt A - Side Porch (off Kitchen)



2nd Fl - Apt A - Primary Bedroom 1

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2nd Fl - Apt A - Primary Bedroom 1



2nd Fl - Apt A - Bedroom 2

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2nd Fl - Apt A - Bedroom 2



2nd Fl - Apt A - Bathroom

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2nd Fl - Apt A - Bathroom



2nd Fl - Apt A - Bathroom

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2nd Fl - Apt B (Now Storage)



2nd Fl - Apt B (Now Storage)

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2nd Fl - Apt B (Now Storage)



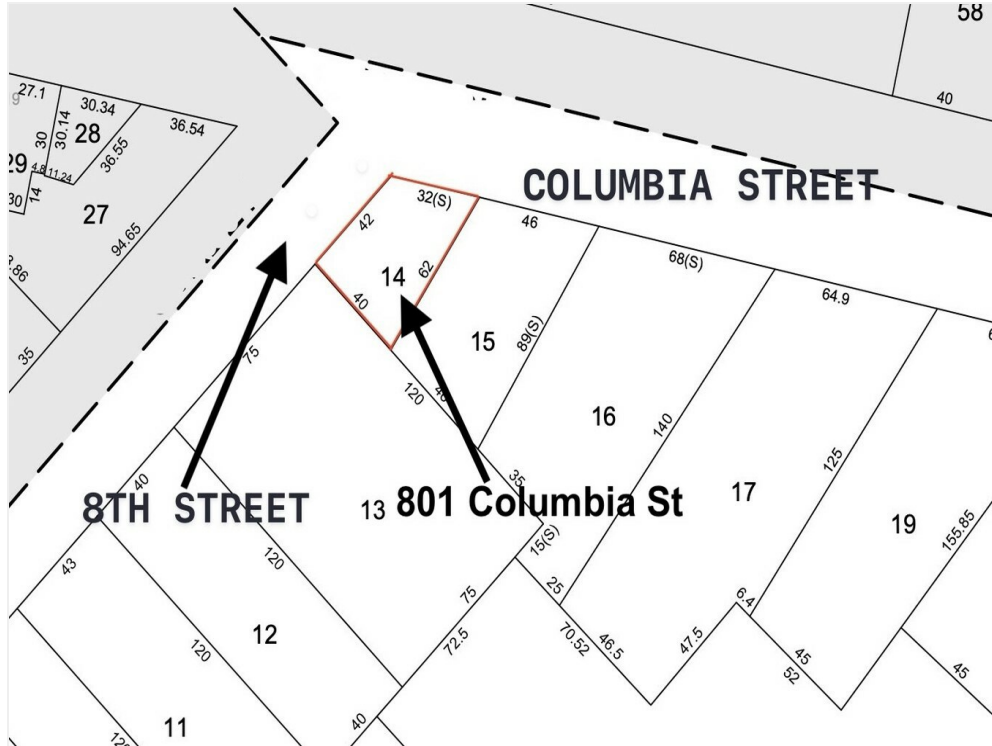
2nd Fl - Apt B (Now Storage)

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Tax Map



Exterior - 8th St Side

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Exterior - Columbia St Side



Exterior - Columbia and 8th Streets, Hudson

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This legendary 4553 SF Hudson property (formerly Niver's Music Store) is ready for the build out of a visionary investor. The desirable, high-traffic corner location is just steps away from Warren Street and adjacent to the Depot District.

This property holds great potential for a new owner/developer. High-traffic corner location at Columbia Street (Route 23B) and 8th Street. Storefronts have 32' of frontage on Columbia Street and 42' on 8th Street.

The large open storefront was once two storefronts. The separate entrances are still intact. Rent the storefront as one or two units. The attached garage, which faces Columbia Street and the workshop behind it, could be another rentable commercial unit. There are two residential units on the second floor (one currently only used as storage). There are also two 3rd-Floor attics that could be used for additional storage, or finished as a media room or home office. Current commercial and retail space total is 4553 square feet (422.99 m). If you finish the attics it brings the total square footage to a whopping 6830 square feet (634.53 m) of useable space.

There were at one time, two distinct residential apartments on the second floor. One is mostly intact with living room, den, two bedrooms, large kitchen, bathroom with screened side porch off the kitchen. A second apartment was converted to extra storage, with an inventive hand powered parcel lift to the unit. There are a great deal of original details throughout both residential units (see photos). Currently, there is only pull-down stair access to the second residential unit (now storage).

This property is in the Hudson Opportunity Zone, which could be of great benefit to a user/developer who uses capital gains for the purchase and renovation of this property (speak to your financial advisor to understand the full financial benefits that could be realized under the Opportunity Zone).

The property sits in the R-5 district, which is a residential district allowing one or two family residences. But commercial use of this property goes back more than 100 years and is grandfathered. Depending on what you wish to do here, the listing agent will help provide assistance in applying for and getting a variance (if one is needed). Due to its long commercial history and location since it is the first property inside the residential district, just one property outside the main commercial district. This should help any zoning consideration. Speak with agent Victor Mendolia for more information about the zoning.

The building is directly across the street from Cafe Mutton, and close to hot spots Lil' Deb's Oasis, Return Brewing, Upper Depot Brewing and Isaan Thai.
Don't miss this exciting opportunity to acquire one of the few remaining buildings in downtown Hudson!



Victor Mendolia

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TKG Real Estate - Hudson

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