



WELL MAINTAINED OFFICE BUILDING IN THE HEART OF MILLERTON

EH# 5221

mls# 418538

\$1,095,000

Millerton, New York

Dutchess County

4,940 Sq Ft

0.33 Acres

Welcome to One John Street, Millerton NY! This meticulously renovated four-floor office building presents an excellent investment opportunity. The property has been well-maintained by the current owners, resulting in its excellent condition. The rent roll demonstrates strong financials and full occupancy, making it a profitable venture. The offices, common areas, and mechanical systems are well-kept, ensuring a comfortable and efficient working environment. With 14 offices spread across the four floors, there is a diverse and vibrant atmosphere with a mix of quiet offices, services, and artists. The commercially zoned space of 4940 sqft provides ample room for various businesses. Additionally, the low-maintenance landscaping, abundant parking, and long-term tenants make this offering an ideal investment for savvy investors.



Justina Paksai

cell : 347-328-3002
office : (860) 787-8893
Jpaksai@Harneyre.com

ELYSE HARNEY
REAL ESTATE



Bill Melnick

cell : 917-330-5241
office : (860) 787-8893
wmelnick@harneyre.com

ELYSE HARNEY
REAL ESTATE

FIRST FLOOR

Entrance off Smith court
Shared waiting area
6 offices, 2 restrooms, kitchenette
Covered porch

SECOND FLOOR

Shared waiting area
4 offices, 2 restrooms
2 separate flights of stairs

THIRD FLOOR

4 offices and a shared space

LOWER LEVEL

Entrance off of John Street
Individual entrance
2 offices, 2 restrooms
Storage area, mechanicals

FEATURES

In-town location

Location: One John Street and One Smith Court, Millerton, NY

Acreage: 0.33 combined

Zoning: General business

Year Built: 1946

Square Footage: 4940sqft above grade (town) 1430sqft lower level

Total Rooms: 14+ **BAs:** 6 restrooms

Roof: asphalt shingle

Heat: 6-7 zone hot water

Cooling: window and wall unit

Water: town water

Sewer: private sewer

ELYSE HARNEY REAL ESTATE

Elyse Harney Real Estate LLC- Elyse Harney, Principal Broker, Licensed in CT NY MA Principle Office 11 East Main Street, Salisbury, CT 06068 Phone: 860-435-2200