

COMMERCIAL PROPERTY + SINGLE FAMILY RESIDENCE

FOR SALE
\$1,499,999
868-870 MAIN STREET
HOPEWELL JUNCTION, NY
MLS# 963985



Prime Commercial Opportunity

Prime commercial income-producing opportunity in the Hudson Valley, zoned Highway Commercial with strong visibility and easy access. The property is anchored by Frankie's Superette, a well-established and beloved business serving the community since 1963. This nostalgic offering presents a rare combination of a two-story commercial building and a residential home on the same lot. The commercial structure features two loading docks, a side delivery entrance, and approximately 20+ parking spaces, with municipal water and sewer. The accompanying 2-3 bedroom residence, which is also zoned commercial, offers a welcoming mahogany front porch, standby generator, walkout basement, open-concept kitchen with center island, living room, dining area, den, upstairs bedrooms, attic, and a convenient side entrance from the parking lot—making it ideal for an owner-operator or for generating additional income by leasing it as a residential home or commercial office. This property is located directly on New York State Route 82, a primary thoroughfare through the hamlet, with very close proximity to Route 376 and convenient access to major regional highways including Interstate 84 and the Taconic State Parkway.

Commercial Building Infrastructure (7,612 SF)

- Two levels and basement
- Two loading docks
- Side delivery entrance
- Municipal water & sewer
- 20+ parking spaces
- ADA accessible
- Zoned Highway Commercial

Residential Home Included (2,386 SF Colonial)

- 2/3 bedrooms | 2 full baths | two-story home
- Welcoming mahogany front porch & stained glass accents
- Custom trim work throughout
- Two stained glass doors (front & side)
- Palladian window, bow window, & a stained glass window
- Central air, baseboard heat & central vacuum
- Standby generator, new hot water tank & water softener
- Walkout basement with Bilco doors
- Open kitchen with center island, Sub-Zero refrigerator & recessed lighting
- Living room, dining room & den with hardwood floors
- Primary bedroom with vaulted ceiling, step-down walk-in closet
- Upstairs sitting area, cedar closet, laundry area, & slop sink
- Attic
- Additional side entrance from parking lot
- Municipal water & sewer
- Zoned Highway Commercial



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Note: Business is not included in the sale, however, may be negotiated separately