

## Cross Property Flyer

**150 Bedell Avenue, Lloyd 12528**  
**\$225,000**



**Business Only! Class based gym that has been in business since 2014. Approximately 70 current members and tons of equipment that includes 4 squat racks, 2 deadlift stations, bumpers, metal weights, dumbbells, kettlebells, various bars, benches, 4 leg machines, pull up rig, rowers, stationary bikes, erg machine, pulley machine with 12 stations and multiple attachments and so much more! Back recreation room has so much potential for profit to run or lease out hourly for basketball, futsal and pickle ball or other sports training and leagues, birthday parties, lifting events, etc. Front room is great for meet and greet and to sell supplements and merchandise. The yoga studio can generate income and accommodate dance, pilates, or other small events. The 4 offices can be leased out, and they are each equipped with split units to control heat and a/c. There are two locker rooms with showers. Building interior is all new construction, main gym area ceiling is spray foamed and recreation room walls are spray foamed for better insulation to save on heating and cooling costs. This business has great potential to expand. Business includes equipment. Owners offering longterm lease. Don't miss out on the opportunity of owning your own business**

MLS#:	<b>6122934</b>	Status:	<b><u>Active</u></b>	Est Sqft:	<b>8,000</b>	Pr/Sqft:	<b>\$28.00</b>
Prop Type:	<b>Commercial</b>	Bldg Size:		Year Built:		Levels:	
COM Type:	<b>Special Purpose</b>	Lot Acres:		Est Tax:		Zoning:	<b>com</b>
Trans Type:	<b>Business Only</b>	County:	<b>Ulster County</b>	School District:	<b>Highland</b>	Heat:	<b>Forced Air</b>
Tax ID:		Village:	<b>None</b>	Fuel:	<b>Propane</b>	Gas Avail:	
County:	<b>Ulster County</b>	Air Conditioning:	<b>Central, Wall Units</b>	Weekend Srvc:		Water:	<b>Drilled Well</b>
Construction:		Sewer:	<b>Septic</b>				
Plumbing:		Sprinkler:					
Garbage:		Parking:	<b>Lot Parking</b>				
Sewer:	<b>Septic</b>	Parking:	<b>Lot Parking</b>				
Sprinkler:		Directions:	<b>Route 44-55 to Bedell Avenue.</b>				

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