

**Cross Property Flyer**

**591 Route 44-55, Marlboro 12542  
\$3,500.00 Per Month**



**Restaurant/Pizzeria with some equipment. Large kitchen for main dining area and second kitchen for pizzeria or take out. Some equipment available with rental: dishes, flatware, glasses. table, chairs, pots and pans, meat slicer, some coolers, stoves, convection oven, walk in cooler, dough mixer. etc. Bar area with stools. High traffic area across from large resort.**

MLS#:	<b>6165501</b>	Status:	<b>Active</b>	Est Sqft:	<b>2,952</b>	Pr/Sqft:	<b>\$1.00</b>
Prop Type:	<b>Commercial</b>	Bldg Size:		Year Built:	<b>1975</b>		
COM Type:	<b>Retail</b>	Lot Acres:	<b>0.7323</b>	AcLevels:	<b>1.00</b>		
Trans Type:	<b>Lease</b>						
Tax ID:	<b>3600-095.002-0001-048.000-0000</b>	Est Tax:					
County:	<b>Ulster County</b>	Zoning:	<b>C2</b>				
Village:	<b>None</b>	School District:	<b>Highland</b>				
Air Conditioning:	<b>Central</b>	Heat:	<b>Forced Air</b>				
Construction:	<b>Frame</b>	Fuel:	<b>Propane</b>				
Plumbing:		Gas Avail:					
Garbage:		Weekend Srvc:					
Sewer:	<b>Septic</b>	Water:	<b>Drilled Well</b>				
Sprinkler:							
Parking:	<b>Lot Parking</b>						
Permitted Uses:	<b>Business, Food Services, Office</b>						
Parking:	<b>Lot Parking</b>						

Prepared By: JoAnn Ellis

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