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\$795,000

Opportunity Abounds -- This land has extensive frontage along Route 28 with commercial zoning PLUS extensive frontage on Upper Boiceville Road with residential zoning! Unique development potential, the possibilities are endless. The area has a high demand for housing, and this parcel has incredible mountain views from Upper Boiceville. For non-residential development, this parcel has excellent visibility on highly-traveled Route 28 (and is on the UCAT Z Route), and very close to the Onteora School complex, the Ashokan Reservoir / Ashokan Rail Trail and all that the Catskills have to offer. Mixed use development = best of both!

MLS ID: 20222801 Status Category: Active Acreage: 27.9 Type: <u>Other</u>

UTILITIES Electricity: On-site, Within 1/4 Mile

EXTERIOR FEATURES

Road Frontage: State Road, Paved, Town Water Features: Seasonal, Stream Lot Dimensions: Irr Lot: 52.12

LOCATION DETAILS

Area/Town: Olive County: Ulster County

LISTED BY

Office Name: Ruth Gale Realty Agent First Name: Hilary Agent 2 First Name: Alfred Listing Category: Lots/land Zone: Bh-bv-r1 Amenities: Public Transportation, Bus Route Date added: Added 2 years ago

Utilities: Cable, Cable Available, Electric, Electric Available

Views: Mountain, On-site Clear View Description: Mountain Lot Description: Slope-gently, Sub Dividable, Wooded Lot/Site: Hamlet/village, Rural

School District: Onteora Central

Office 2 Name: Ruth Gale Realty Agent Last Name: Smith Agent 2 Last Name: Peavy

Contact us Phone:

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