



OTHER
450 NY-17K, Bloomingburg, NY 12721

<https://gristmillrealestate.com>

\$2,250,000

RA Zoned Business opportunity with 98.7 acres of fields, forest, trails, views, and a pond on two separate lots. Bordered by 1,932 feet of road frontage on 17k and the backdrop of the Shawangunk Mountains this location is ideal for transportation of goods utilizing Stewart International Airport nearby, and the fleet of a major trucking company. This property is also centrally located to bridges and interstates and in a growing area of development and public attractions such as LEGOLAND in Orange County NY, Resorts World Casino in nearby Sullivan. The profit potential by cultivating fields of hemp or any product is enhanced by the ability to also sell the product at the location by renovating the oversized rustic barn into a warehouse and showroom and utilizing the current 3 bed, 2 bath single family home into living quarters for employees of the farm. Orange County welcomes all Agri business and there are many officials who would like to see this area thrive. While hemp is a highly profitable commodity, other applications may be more suitable to the discriminating buyer. Rustic Wedding Farm to Table venues would be another ideal setting for this property, especially with a backdrop of the mountain views and the existing barn just waiting for a rustic renovation as a reception area. A vineyard, distillery or other such type of product would be a welcomed addition to a wedding venue and can be utilized separate from the event for an additional stream of revenue. What would be a highlight is if the town would permit the forested area to be converted into small lodging units such as smaller homes or upscale cabins for guests of the wedding and to be used for weekend getaways with a special theme location. The owner had previously been solicited by new solar farming startups as the location has a southern exposure and direct connection to major utility lines on route 17k, for power transfer. Serious offers will now be considered. There are two adjoining parcels with the sale zoned RA. One is described as 450 Rt 17K and the other parcel 0 Petticoat Lane, both in Bloomingburg and Orange County NY. SBL#'s 1-1-7.210 and 22-1-47<r Residential development opportunity could be approved and is permitted by zoning.

MLS ID: 20230979

Status Category: Active

Acreage: 98.7

Water Features: Pond

Date added: Added 11 months ago

Listing Category: Lots/land

Zone: Ra

Type: [Agricultural](#)

Virtual Tour: <https://450rt17kpetticoat.studeodigital.com/>

UTILITIES

Water: Drilled Well

Electricity: Circuit Breakers

Utilities: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Other Buildings: Barn, Guest House, Shed

Views: Mountain

Water Features: Pond

Fence: Wood

Lot Description: Level, Pond, Wooded

Lot/Site: Rural

Road Frontage: State Road

Waterfront: Pond

View Description: Mountain

Lot Dimensions: 98.7

Lot: 1

LOCATION DETAILS

School District: Pine Bush Schools

Location: Rural

LISTED BY

Office Name: Four Seasons Realty Group

Agent First Name: Barbara

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Contact us

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