

**ULSTER-Town of** 2050 Ulster Ave, Lake Katrine, NY 12449

\$349,000

https://gristmillrealestate.com

Great location for future development. Here are two separate tax id parcels being sold as one. Both zoned Highway Commercial, one lot consist of 9.5 acres and a contiguous lot consisting of 8.4 acres for a total of almost 18 acres. At 10,000 sq.ft. per dwelling the subdivision possibilities are dynamic. With over 200' of road frontage on Ulster County's commercial and retail hub along Route 9W, a road cut entrance should be fairly easy. Situated within with high volume traffic exposure of 35,000 cars per day (per DOT). A large portion of the land is level and readily developed to accommodate a variety of commercial uses such as a strip mall, office complex, apartments, sports, recreational, or a plethora of other possibilities Many nearby conveniences such as Kingston/Rhinecliff Bridge, NYS Thruway, and Kingston's waterfront.

MLS ID: 20231057 Listing Category: Lots/land

Status Category: Active Zone: R10

Acreage: 17.9 Type: Commercial

Date added: Added 2 years ago

**UTILITIES** 

Water: Municipal Electricity: Within 1/4 Mile

Sewer: Municipal

**EXTERIOR FEATURES** 

**Road Frontage:** State Road, Paved **Lot Dimensions:** 1200x722

Lot Description: Additional Land Available, Level, Slope- Lot: 11

gently, Slope-steeply, Sub Dividable, Wooded

Lot/Site: Other/see Remarks

**LOCATION DETAILS** 

Area/Town: Ulster-town Of School District: Kingston Consolidated

**County:** Ulster County

**LISTED BY** 

Office Name: Howard Hanna Rand Realty Agent First Name: Rodney

Agent Last Name: Batista



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