



**OTHER**  
791 NY-42, Sparrow Bush, NY 12780

<https://gristmillrealestate.com>

**\$450,000**

Mixed use commercial and residential opportunity on busy Route 42! Welcome to a unique opportunity in the heart of Sparrowbush, New York! This expansive 11.1-acre commercial parcel, complemented by an additional 1-acre residential parcel, presents an exceptional investment prospect. Located on the bustling Route 42, this property offers unparalleled visibility - 474 feet of road frontage to be exact, strategic positioning, and endless possibilities for commercial and residential potential for an ideal live work situation or place to house staff! Annual average daily traffic is estimated to be approximately 2900 cars per day! Existing infrastructure like three stage electric is already in place on adjoining parcels and could easily be implemented on whatever future venture you may have in mind. Additional amenities include a junk yard license which conveys with the property, but has never been implemented on the property. Commercial parcel presently has rental income from bus parking storage. As a main artery between Port Jervis and Monticello, and in close proximity to Route 17 and Interstate 84 you have convenient connections nearby for regional travel. Don't miss out on this opportunity to establish a thriving business in a highly visible location! All information deemed reliable but not guaranteed and should be independently verified.

**MLS ID:** 20232554

**Status Category:** Active

**Acreage:** 12.1

**Date added:** Added 12 months ago

**Listing Category:** Lots/land

**Zone:** C

**Type:** [Commercial](#)

## UTILITIES

**Electricity:** Three Phase, Within 1/4 Mile, Other

## EXTERIOR FEATURES

**Road Frontage:** State Road

**Lot Description:** Additional Land Available, Level, Meadow, Parking Lot, Slope-gently

**Lot Dimensions:** Irregular

**Lot:** 35.22

## LOCATION DETAILS

**School District:** Port Jervis City Schools

## LISTED BY

**Office Name:** K Fortuna Realty, Inc.

**Agent First Name:** Corey



**Contact us**

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