



**NEW PALTZ**

131 S Putt Corners Rd #133, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$2,000,000**

Location, location. location is the prime attribute for this wonderful Parcel. The tremendous amount of road frontage allows for multiple curb cuts. There are two primary zoning classifications. There are approximately 7 acres of light industrial zone within 2 miles of the NYS Tway exit 18. This portion is mostly level with a blue shale deposit at the northeast end. There is enough blue shale to use for driveways and/or a private road. A high tech warehouse or nearly any light industrial or commercial use is allowed on this portion of the 27.6 acres. Another 20.6 acres is zoned residential and varies from level land to gentle slope to moderate slope topography. Of that area there is approximately 5 acres of pond, wetlands and the 100' buffer zone required around them. The remaining 15 acres has a gentle slope with young growth cover. Cluster housing could be the best way to maximize the use of the residential area. The R-1 zone allows for 1 acre individual lots. If cluster housing is built, it can contain the same number of units as would be allowed in the R-1 zone. So approximately 20 units could be built with town approval as there is town water but no sewers. The 5 acres of pond and wetlands can be utilized for the necessary conservation easement required by any cluster housing development. There is currently a 1,600 sq ft 3br, 1.5 bath home on approximately 2 acres. This includes a portion of a barn. If the entire 27.6 acres is developed for cluster housing, building 27 units may be possible. This would mean demolition of the current structures which is a viable structure with the tenant paying \$2,700 per month. With the lack of affordable housing and strong demand for housing in and around New Paltz, this parcel offers a unique opportunity for development.

**MLS ID:** 20233084

**Status Category:** Active

**Zone:** Lt Ind & R-1

**Year built:** 1940

**Ceiling Height:** 8

**Listing Category:** Commercial/industrial

**Area, sq ft:** 1610 sq ft

**Acreage:** 27.6

**Age:** 61-100

**Date added:** Added 8 months ago

## UTILITIES

**Water:** Municipal

**Sewer:** Septic In-ground

## EXTERIOR FEATURES

**Garage Type:** 3 Cr

**Lot Dimensions:** 27.6ac

## LOCATION DETAILS

**Area/Town:** New Paltz

**Elementary School:** Lenape 3-5

**School District:** New Paltz

**County:** Ulster County

**Directions:** Thruway To Exit 18, Left On 299 To 1st Lft At S. Putt Corners To Property On Right Across From New Palyz High Scool. Rte 32 South To Left On Main St To Rright On S. Putt Corners To Property On Riight.

## LISTED BY

**Office Name:** Win Morrison Realty

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### Contact us

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