



**MONTGOMERY**  
2077 NY-208, Montgomery, NY 12549

<https://gristmillrealestate.com>

**\$599,900**

Amazing location directly off Interstate 84 Exit 28. This 0.579 acre parcel offers direct access onto busy Route 208 with a daily car count of 65000. Located across from Burger King and with access to water and sewer this B1 zoned lot offers many possible uses. Come locate your business here in the heart of Orange County.

**MLS ID:** 20233279

**Status Category:** Active

**Zone:** B1

**Year built:** 1957

**Date added:** Added 1 year ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 1637 sq ft

**Acreage:** 0.57

**Age:** 11-20

## INTERIOR FEATURES

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Gas

**Electricity:** 200 Amps

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:** 1 Car

**Construction:** Frame/stick

**Road Frontage:** State Road

**Garage/Parking Extras:** Driveway, Parking Spaces 1-5

**Lot Features:** Level

**Lot Dimensions:** 0.57 Acres

## LOCATION DETAILS

**Area/Town:** Montgomery

**County:** Orange County

**School District:** Valley Central Schools

**Directions:** Use 2077 State Route 208 Montgomery, Ny 12549 In Gps.

**LISTED BY**

**Office Name:** Realty Promotions Inc

**Agent Last Name:** Ogden

**Agent First Name:** Christopher



**Contact us**

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