



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

https://gristmillrealestate.com

\$325,000

Great location for future commercial/residential development. Here are two separate tax id parcels being sold as one. 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. With zoning at 10,000 sq.ft. per dwelling there is an excellent opportunity for several subdivision possibilities. A road cut entrance should be fairly easy. This property has over 200' of road frontage so there's plenty of advertising visibility This is one of Ulster County's most popular commercial and retail hubs along Route 9W. Situated within high volume traffic exposure of 35,000 cars per day (per DOT). A large portion of the land is level and shovel ready for development to accommodate a variety of commercial uses such as a strip mall, office complex, apartments, sports, recreational, or a plethora of other possibilities Conveniently located to Kingston/Rhinecliff Bridge, NYS Thruway, and Kingston's waterfront.

MLS ID: 20240376

Status Category: Active

Acreage: 17.9

Date added: Added 3 months ago

UTILITIES

Water: Municipal Sewer: Municipal

**EXTERIOR FEATURES** 

Road Frontage: State Road, Paved

**Lot Dimensions:** 1200x722

**Lot:** 11

**LOCATION DETAILS** 

Area/Town: Ulster-town Of

Elementary School: Crosby K-4

**LISTED BY** 

Office Name: Howard Hanna Rand Realty

**Listing Category:** Lots/land

Zone: R10

**Type:** Commercial

**Electricity:** Within 1/4 Mile

Utilities: Gas Available, Electric Available, Cable Available

Views: Valley

Lot Description: Additional Land Available, Level, Slope-

gently, Slope-steeply, Sub Dividable, Wooded

Lot/Site: Other/see Remarks

**School District:** Kingston Consolidated **Location:** Urban, Shopping Mall, Strip Mall

Agent First Name: Rodney

Agent Last Name: Batista



Phone:

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