



**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 11 months ago

**Listing Category:** Lots/land

**Zone:** R10

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

## UTILITIES

**Water:** Municipal

**Sewer:** Municipal

**Electricity:** Within 1/4 Mile

**Utilities:** Gas Available, Electric Available, Cable Available

## EXTERIOR FEATURES

**Road Frontage:** State Road, Paved

**Lot Dimensions:** 1200x722

**Lot:** 11

**Views:** Valley

**Lot Description:** Additional Land Available, Level, Slope-gently, Slope-steeply, Sub Dividable, Wooded

**Lot/Site:** Other/see Remarks

## LOCATION DETAILS

**Area/Town:** Ulster-town Of

**Elementary School:** Crosby K-4

**School District:** Kingston Consolidated

**Location:** Urban, Shopping Mall, Strip Mall

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent First Name:** Rodney



**Contact us**

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