



**\$550,000**

<https://gristmillrealestate.com>

This property is a prime lot on Route 28 with a high traffic count. There are approximately 23,000+ average daily traffic counts. It offers an idyllic blend of natural beauty and proximity to local towns. Within 6 miles to Uptown Kingston, 8 Miles to Woodstock, 6 miles to the Ashokan, and roughly 4 miles to NYS Thruway (I-87), ensuring that you're always close to the warmth and hospitality of local communities. This lot offers excellent accessibility and visibility from Route 28, making it perfect for many commercial opportunities. The topography is slightly sloped but manageable with the proper clearance and fill. One of the standout features of this property is that it borders Onteora Lake/Trail, a serene environment for any venture you have in mind. The possibilities are endless! The land will need to have a curb cut put in place. Also, the property contains a deeded right away to property.

**MLS ID:** 20240443

**Status Category:** Active

**Acreage:** 5.3

**Date added:** Added 11 months ago

**Listing Category:** Lots/land

**Zone:** Mu-1

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

## UTILITIES

**Electricity:** Within 1/4 Mile

**Utilities:** Electric Available

## EXTERIOR FEATURES

**Road Frontage:** State Road

**View Description:** Lake Or River

**Lot Description:** Level, Parking Lot, Slope-moderate

**Lot/Site:** City

**Views:** Water

**Lot Dimensions:** Irregular

**Lot:** 37

## LOCATION DETAILS

**Area/Town:** Kingston, City

**County:** Ulster County

**School District:** Kingstonconsold

## LISTED BY

**Office Name:** Win Morrison Realty

**Agent First Name:** Amanda

**Office 2 Name:** Win Morrison Realty

**Agent Last Name:** Van Steenburg



**Contact us**

Phone: (845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email: [gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address: 265 Main St, Saugerties, NY 12477

