



ESOPUS
69 Old Rte 9w, Port Ewen, NY 12466

\$995,000

<https://gristmillrealestate.com>

Located on the Rondout Creek and directly across from Downtown Kingston. This 6+ acre development site features a top plateau and then about 650 feet of water frontage. The property is zoned RG (Rondout Gateway) with allowed zoning uses for Townhouses, Multi-family, Hotel/Motel/Resort, Bar/Tavern/Restaurant/Craft Brewery/Distillery to name a few. The owner has an updated Survey, Topo Map, Drill Logs/Rock Core Evaluation Log, and a Site Plan for a Condo Development Plan. The land has access to Municipal Water/Sewer and Natural Gas. There is currently a man made well & pump at the waterfront camping area along with Electric. This is a great property for both recreational and commercial development uses. Please see the associated docs with all additional information.

MLS ID: 20240522

Status Category: Active

Acreage: 6.4

Improvements: Curb Cut(s), Curbs And Gutters, Drive, Rough Graded

Date added: Added 10 months ago

Listing Category: Lots/land

Zone: Rg

Type: [Commercial](#)

Virtual Tour: <https://youtu.be/8SI44S1kt2A>

UTILITIES

Water: Drilled Well, Municipal

Sewer: Municipal

Electricity: On-site, 200 Amps

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

EXTERIOR FEATURES

Road Frontage: County Road, Paved

Waterfront: River, Frontage, View, Walk To, Access, Dock/mooring, Other

Water Ways: Rondout Creek

Lot Dimensions: 6.4 Acres

Lot: 4.100

Views: Mountain, Water

Water Features: Boat Dock, Boat Ramp, Creek, Navigation, River, Water Access, Water Front

View Description: Lake Or River, Park-lake

Lot Description: Landscaped, Parking Lot, Rock Outcrop, Slope-gently, Slope-moderate, Other/see Remarks

Lot/Site: Hamlet/village, Other/see Remarks

LOCATION DETAILS

Area/Town: Esopus

School District: Kingston Consolidated

County: Ulster County

Location: Downtown, Historic Area, Other, Suburban

LISTED BY

Office Name: Berardi Realty

Agent First Name: Gregory

Agent 2 First Name: Megan

Office 2 Name: Berardi Realty

Agent Last Name: Berardi

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Contact us

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