

**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 Listing Category: Lots/land

Status Category: Active Zone: Rg

Acreage: 6.4 Type: Commercial

Improvements: Curb Cut(s), Curbs And Gutters, Drive, Rough Virtual Tour: https://youtu.be/8SI44S1kt2A

Date added: Added 2 years ago

UTILITIES

**Lot:** 4.100

Graded

Water: Drilled Well, Municipal Electricity: On-site, 200 Amps

Sewer: Municipal Utilities: Cable Available, Electric, Electric Available, Gas

Available

**EXTERIOR FEATURES** 

Road Frontage: County Road, Paved Views: Mountain, Water

Waterfront: River, Frontage, View, Walk To, Access, Water Features: Boat Dock, Boat Ramp, Creek, Navigation,

Dock/mooring, Other River, Water Access, Water Front

Water Ways: Rondout Creek 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** 

Lot Dimensions: 6.4 Acres

Area/Town: Esopus School District: Kingston Consolidated **County:** Ulster County

•

**LISTED BY** 

Office Name: Berardi Realty
Agent First Name: Gregory
Agent 2 First Name: Megan

Location: Downtown, Historic Area, Other, Suburban

Office 2 Name: Berardi Realty Agent Last Name: Berardi Agent 2 Last Name: Rios



Contact us

Phone:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

