



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

<https://gristmillrealestate.com>

**\$995,000**

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 1 year 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

**Agent 2 Last Name:** Rios



### 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

