

## **ESOPUS**

Rte 9W, Port Ewen, NY

\$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: 20240523 Listing Category: Lots/land

Status Category: Active Zone: Rg

Acreage: 6.4 **Type:** Residential

Improvements: Curb Cut(s), Curbs And Gutters, Drive, Rough Date added: Added 1 year ago Graded

UTILITIES

**Lot:** 4.100

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

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

Available

EXTERIOR FEATURES

Water Ways: Rondout Creek

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 River, Water Access, Water Front

Lot Dimensions: 6.4 Acres

Lot Description: Landscaped, Parking Lot, Rock Outcrop,

Slope-gently, Slope-moderate, Other/see Remarks

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

View Description: Lake Or River, Park-lake

**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
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Contact us

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