



ULSTER-Town of
17 Powells Ln #19, Kingston, NY 12401

<https://gristmillrealestate.com>

\$169,000

Discover prime opportunity with this .22-acre flat lot, strategically located in the heart of Ulster's thriving commercial district. Boasting HC zoning, this parcel offers exceptional access to major transportation routes including I-87 NYS Thruway, Route 28, as well as close proximity to Uptown Kingston. Enclosed by a secure perimeter fence, this versatile lot is primed for development, with the convenience of water/sewer lines readily accessible on the street. Embrace endless possibilities for commercial ventures, with generous property line setbacks of 30 feet from the front, 10 feet from the side, and 10 feet from the rear, ensuring ample space for customization. Elevate your vision with a maximum building height allowance of 60 feet, with a 50% coverage ratio. Don't miss your chance to establish your enterprise in a high-traffic, high-visibility location, ready for success and growth. Seize this opportunity today!

Addendum: Survey available in associated docs.

MLS ID: 20240529

Status Category: Active

Acreage: 0.22

Improvements: Lot Staked, Rough Graded

Listing Category: Lots/land

Zone: Hc

Type: [Commercial](#)

Date added: Added 1 year ago

UTILITIES

Electricity: Within 1/4 Mile

EXTERIOR FEATURES

Fence: Chain Link

Lot Description: Flood Plain, Landscaped, Level

Lot/Site: City

Lot Dimensions: 100 X 118.5

Lot: 32

LOCATION DETAILS

Area/Town: Ulster-town Of

County: Ulster County

School District: Kingston Consolidated

LISTED BY

Office Name: Berardi Realty

Agent Last Name: Edwards

Agent First Name: Gabrielle



Contact us

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

