

17 Powells Ln #19, Kingston, NY 12401

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## \$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

UTILITIES Electricity: Within 1/4 Mile

## **EXTERIOR FEATURES**

Fence: Chain Link Lot Description: Flood Plain, Landscaped, Level Lot/Site: City

## LOCATION DETAILS

Area/Town: Ulster-town Of County: Ulster County

LISTED BY Office Name: Berardi Realty Agent Last Name: Edwards Listing Category: Lots/land Zone: Hc Type: <u>Commercial</u> Date added: Added 2 years ago

Lot Dimensions: 100 X 118.5 Lot: 32

School District: Kingston Consolidated

Agent First Name: Gabrielle



## Contact us Phone:

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