



**MARLBORO**  
2021 Rte 9W, Milton, NY 12547

<https://gristmillrealestate.com>

**\$699,000**

Prime commercial location with many new businesses in the area such as Dollar General and Stewarts Shops! Highway Development Zone! Cleared and graded vacant lot with DOT driveway roughed in, Topo, survey, staked and ready for your plan ideas! Suitable for many uses such as Retail, Light Industrial, Storage, etc. This 3.5 acre lot features direct access to Route 9W with 300' of frontage, municipal water, gas and electric at property. Previous site plan was proposed to town for 30k sq/ft commercial warehouse with no major issues. New calculations show two possible building locations with even more sq/ft and many options. Endless ideas for this parcel. Traffic County 20,550 AADT. Strip Mall, Retail Business, Office Space, all Commercial Applications etc. Many successful Businesses in the area! Easy access to the Mid-Hudson Bridge, Route 84 and NYS Thruway.

**Addendum:** Note: Vacant cleared land, DOT permit for driveway, rear of lot also cleared and leveled, survey and topo available, town water and gas at street, pre approved for a septic system which will need final approval at county level. Ready for your clients plans!

**MLS ID:** 20240548

**Status Category:** Active

**Acreage:** 3.5

**Type:** [Other](#)

**Date added:** Added 10 months ago

**Listing Category:** Lots/land

**Zone:** Hd

**Amenities:** Bus Route

**Improvements:** Curb Cut(s), Lot Staked, Rough Graded

## UTILITIES

**Water:** Municipal

**Sewer:** Septic-ingr.

**Electricity:** On-site

**Utilities:** Cable Available, Electric Available, Gas Available

## EXTERIOR FEATURES

**Road Frontage:** State Road, Paved

**Lot Dimensions:** Irreg 300x541

**Lot:** 2.200

**Water Features:** Seasonal

**Lot Description:** Level, Rock Outcrop, Slope-gently, Wooded

## LOCATION DETAILS

**Area/Town:** Marlboro

**School District:** Marlboro

**LISTED BY**

**Office Name:** Upstate Realty Group

**Agent Last Name:** Varrone

**Agent First Name:** Alfred



**Contact us**

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