



\$324,900

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This vacant land offers so much opportunity with municipal water, commercial and residential possibilities, and a great location in the peaceful country hamlet of White Sulphur Springs. 33.68+/- acres has over 1900 feet of frontage on two roads. A generous stretch of over 1550 feet lies on Mineral Springs Road across from residential homes and horse farm. More frontage (362+ feet) on NYS Rt 52 is mostly cleared and level with high visibility on the well-traveled thoroughfare to Western Sullivan County. In the center of the business corridor, it is directly next to the Post Office, Church, Auto Business, Local Eatery/ Inn and more. There is a 2.95 acre separate parcel, included in the acreage on Mineral Springs Road. There are distant mountain views and a beautiful stream of sparkling crystal clear water passes through the magical woodland. Zoning is SC, Service Commercial, with many uses, and the property has access to municipal water on both roads. See zoning table in docs. Rare find in the Sullivan County Catskills features undeveloped acreage with a beautiful rushing stream!

Addendum: Tax map may not reflect the parcel boundaries, Please see survey in available documents.

MLS ID: 20240769

Status Category: Active

Acreage: 33.65

Water Features: Stream

Listing Category: Lots/land

Zone: Sc

Type: [Commercial](#)

Date added: Added 9 months ago

UTILITIES

Water: Municipal

Utilities: Cable Available, Electric Available

Electricity: On-site

EXTERIOR FEATURES

Other Buildings: Shed

Views: Meadow, Mountain, Water

Water Features: Brook, Stream, Water Access, Water Front

View Description: Mountain, Lake Or River

Lot Description: Flood Plain, Level, Private, Slope-gently, Sub Dividable, Wooded

Lot/Site: Hamlet/village, Rural

Road Frontage: State Road, Paved, Town

Waterfront: Frontage, View, Access

Water Frontage: Yes

Lot Dimensions: 1900x1200

Lot: 32.1

LOCATION DETAILS

Area/Town: Sullivan

County: Sullivan County

School District: Liberty Central Schools

Location: Rural

LISTED BY

Office Name: Malek Properties, Inc.

Agent Last Name: Malek

Agent First Name: Carol



Contact us

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