



**\$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 1 year 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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