



### ESOPUS

433 Broadway, Port Ewen, NY, 12466

<https://stevhubbardrealestate.com>

**\$448,900**

Introducing a remarkable commercial property opportunity situated on 3.75 acres of prime real estate along the bustling Route 9W. With its high visibility and convenient access, this property offers endless potential for a wide range of businesses. Boasting low taxes and a strategic location, this is an investment opportunity you won't want to miss! The property is situated along Route 9W, a busy thoroughfare known for its high traffic volume and excellent visibility. This ensures maximum exposure and easy accessibility for potential customers. This versatile property offers endless possibilities for various commercial ventures. It can accommodate a range of establishments such as: Retail stores, Professional offices, Showrooms, Automotive services, etc. With 3.75 acres of land, there is ample space for building expansion, parking facilities, outdoor storage, or even potential subdivision (subject to local regulations and permits). The property benefits from the advantage of low tax rates, ensuring reduced overhead costs and increased profitability for businesses. The property features necessary utilities and infrastructure connections, including water, electricity, and sewer, enabling a smooth and efficient setup for any business. The property is located in a vibrant commercial area, surrounded by a mix of established businesses, residential communities, and other amenities. This creates a thriving environment for attracting customers and fostering growth. Zoned Commercial and Residential the property also includes a spacious 3-bedroom, 3-bathroom house , a 1 Bedroom, 1 bath, 780sq ft bungalow (for additional living, work, or retail space), and multiple outbuildings (providing ample storage space for equipment, tools, or even a workshop for your hobbies and crafts). The possibilities are endless, allowing you to tailor the space to your specific requirements. Whether you envision establishing a business, creating a home-based office, or simply enjoying the beauty of this remarkable property, the commercial and residential zoning offers the flexibility to pursue your dreams. This property is ideally situated for easy commuting and access to nearby amenities. The town of Esopus is known for its natural beauty, with stunning landscapes, recreational activities, and a strong sense of community. Don't miss this incredible opportunity to own a property that combines commercial and residential zoning. Schedule a private tour today and experience the unmatched beauty and potential of this Esopus estate!

**MLS #:** 20231611

**Listing Category:** Commercial/industrial

**Acreage:** 3.75

**Age:** 100-200

**Other Rooms:** Other/see Remarks

**Zone:** Commercial

**Area:** 2,530 sq ft

**Year built:** 1920

**Basement:** Full

INTERIOR FEATURES

Flooring: Carpet, Ceramic, Linoleum

UTILITIES

Heat Source: Baseboard, Forced Air

Hot Water: Gas

Electricity: 200 Amps

Heating Fuel: Natural Gas

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Construction: Aluminum, Frame/stick

Lot Features: Slope-gently, Sub Dividable

Additional Exterior Features: Living Space Available

Other Buildings: Shed, Other/see Remarks

Road Frontage: Us Highway

Lot Dimensions: 3.75

LOCATION DETAILS

Area/Town: Esopus

County: Ulster County

School District: Kingston Consolidated

Directions: Route 9w. Across From Old Williams Fencing. When Traveling South, Property Is On The Left Just Past La Mirage Venue.

LISTED BY

Office Name: Dugo Realty

Agent 2 First Name: Craig

Agent Last Name: Williams

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CALL US NOW

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