



**LLOYD**

3475 9W Highway, Highland, NY, 12528

<https://stevehubbardrealestate.com>

**\$1,650,000**

Opportunity awaits at this 9.8 acre lot with access to US Highway 9W and Grand Street!! This property is uniquely zoned with R 1/2 zoning coupled with commercial overlay zoning. Maximum visibility from 1, 125 feet of road frontage on Rt. 9W, 26, 808 avg. annual daily traffic count, as well as Grand Street access ideally found at an existing traffic light. This level lot is ready to handle your vision.

**Addendum:** Please see tax map in associated docs.

**MLS #:** 20233426

**Listing Category:** Lots/land

**Acreage:** 9.8

**Lot Dimensions:** 9.8 Acres

**Zone:** R 1/2

**Type:** Commercial

**Lot:** 25

**Lot/Site:** Suburb

## UTILITIES

**Water:** Municipal

**Sewer:** Municipal

**Electricity:** On-site

**Utilities:** Electric Available

## EXTERIOR FEATURES

**Road Frontage:** County Road, U.s. Highway

**Lot Description:** Level

## LOCATION DETAILS

**Area/Town:** Lloyd

**Elementary School:** Highland K-5

**School District:** Highland Central Schools

**Location:** SUBURBAN

## LISTED BY

**Office Name:** Quinn Realty Group Inc.

**Agent 2 Last Name:** Quinn

**Agent First Name:** John

**Post Updated:** 2024-01-23 12:01:51



## CALL US NOW

Phone: (845) 246-2022

Email: [steve@stevhubbardrealestate.com](mailto:steve@stevhubbardrealestate.com)

Address: 15 Barclay Street, Saugerties, NY 12477

**Steve Hubbard**

REAL ESTATE SERVICES

**845-246-2022**



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