



ESOPUS

69 Old Rt 9W Route, Port Ewen, NY

<https://stevehubbardrealestate.com>

\$995,000

Located on the Rondout Creek and directly across from Downtown Kingston. This 6+ acre development site features a top plateau and then about 650 feet of water frontage. The property is zoned RG (Rondout Gateway) with allowed zoning uses for Townhouses, Multi-family, Hotel/Motel/Resort, Bar/Tavern/Restaurant/Craft Brewery/Distillery to name a few. The owner has an updated Survey, Topo Map, Drill Logs/Rock Core Evaluation Log, and a Site Plan for a Condo Development Plan. The land has access to Municipal Water/Sewer and Natural Gas. There is currently a man made well & pump at the waterfront camping area along with Electric. This is a great property for both recreational and commercial development uses. Please see the associated docs with all additional information.

MLS #: 20240523

Listing Category: Lots/land

Acreage: 6.4

Lot Dimensions: 6.4 Acres

Improvements: Curb Cut(s),curbs And Gutters, Drive, Rough Graded

Zone: Rg

Type: Residential

Lot: 4.100

Lot/Site: Hamlet/village, Other/see Remarks

UTILITIES

Water: Drilled Well, Municipal

Sewer: Municipal

Electricity: On-site, 200 Amps

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

EXTERIOR FEATURES

Road Frontage: County Road, Paved

Waterfront: River, Frontage, View, Walk To, Access, Dock/mooring

Water Ways: Rondout Creek

Lot Description: Landscaped, Parking Lot, Rock Outcrop, Slope-gently, Slope-moderate, Other/see Remarks

Views: Mountain, Water

Water Features: Boat Dock, Boat Ramp, Creek, Navigation, River, Water Access, Water Front

View Description: Lake Or River, Park-lake

LOCATION DETAILS

Area/Town: Esopus
County: Ulster County

School District: Kingston Consolidated
Location: DOWNTOWN,HISTORIC AREA,OTHER,SUBURBAN

LISTED BY

Office Name: Berardi Realty
Agent First Name: Gregory
Agent 2 Last Name: Berardi Rios

Office 2 Name: Berardi Realty
Agent 2 First Name: Megan
Post Updated: 2024-03-26 00:07:52



CALL US NOW

Phone: (845) 246-2022
Email: steve@stevhubbardrealestate.com
Address: 15 Barclay Street, Saugerties, NY 12477

Steve Hubbard
REAL ESTATE SERVICES
845-246-2022

*Sales-Rentals
Property Management
& Development*

