



MARLBORO

2021-2025 Route 9W, Marlboro, NY, 12547

<https://stevhubbardrealestate.com>

\$699,000

Prime commercial location with many new businesses in the area such as Dollar General and Stewarts Shops! Highway Development Zone! Cleared and graded vacant lot with DOT driveway roughed in, Topo, survey, staked and ready for your plan ideas! Suitable for many uses such as Retail, Light Industrial, Storage, etc. This 3.5 acre lot features direct access to Route 9W with 300' of frontage, municipal water, gas and electric at property. Previous site plan was proposed to town for 30k sq/ft commercial warehouse with no major issues. New calculations show two possible building locations with even more sq/ft and many options. Endless ideas for this parcel. Traffic County 20, 550 AADT. Strip Mall, Retail Business, Office Space, all Commercial Applications etc. Many successful Businesses in the area! Easy access to the Mid-Hudson Bridge, Route 84 and NYS Thruway.

Addendum: Note: Vacant cleared land, DOT permit for driveway, rear of lot also cleared and leveled, survey and topo available, town water and gas at street, pre approved for a septic system which will need final approval at county level. Ready for your clients plans!

MLS #: 20240548

Listing Category: Lots/land

Acreage: 3.5

Amenities: BUS ROUTE

Improvements: Rough Graded, Lot Staked, Curb Cut(s)

Zone: Hd

Type: Other

Lot: 2.200

Lot Dimensions: Irreg 300x541

UTILITIES

Water: Municipal

Sewer: Septic-ingr.

Electricity: On-site

Utilities: Gas Available, Electric Available, Cable Available

EXTERIOR FEATURES

Road Frontage: State Road, Paved

Lot Description: Level, Rock Outcrop, Slope-gently, Wooded

Water Features: Seasonal

LOCATION DETAILS

Area/Town: Marlboro

School District: Marlboro

LISTED BY

Office Name: Upstate Realty Group

Agent First Name: Alfred

Agent 2 Last Name: Varrone

Post Updated: 2024-03-08 01:24:08



CALL US NOW

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REAL ESTATE SERVICES
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