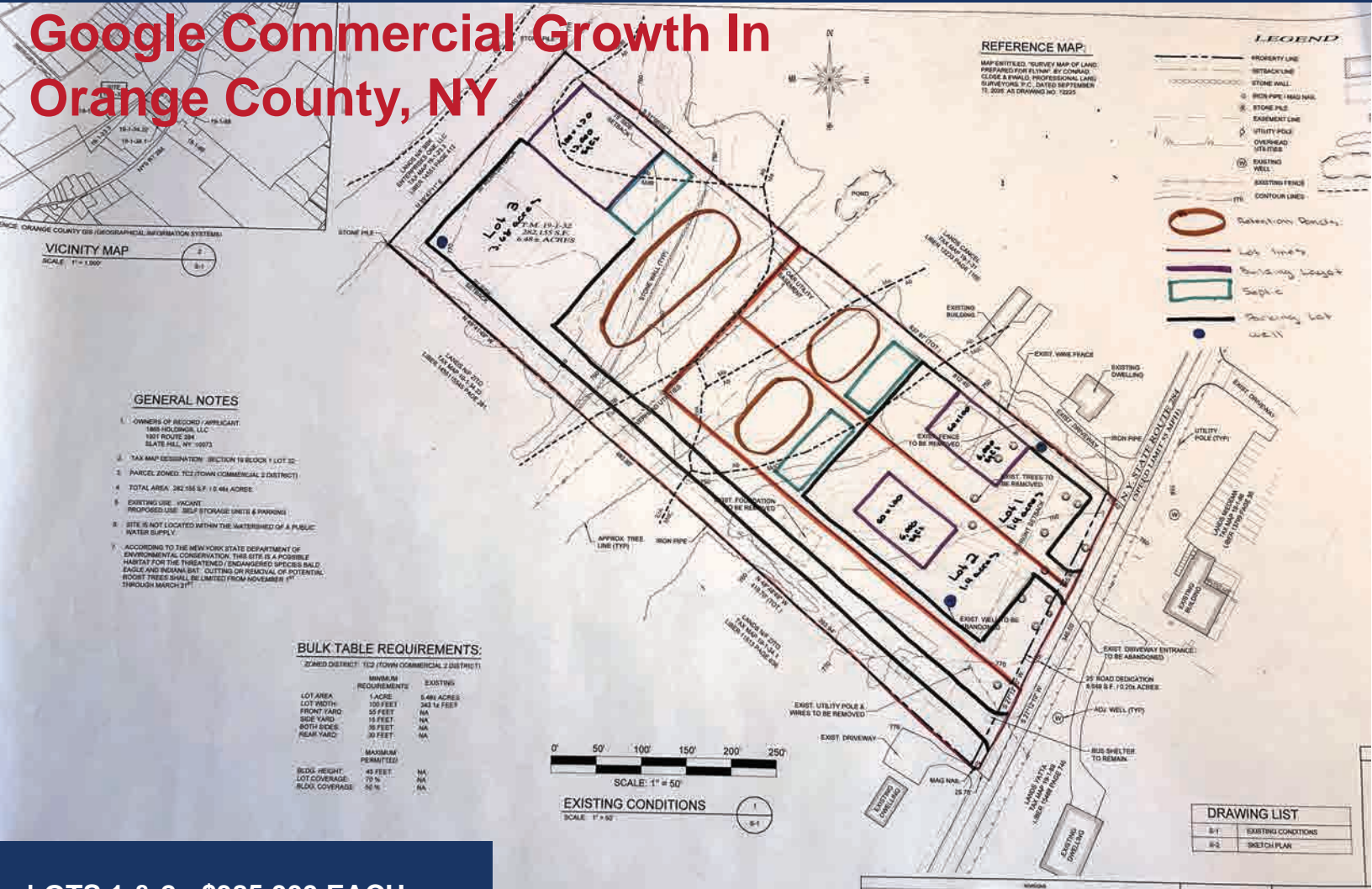


3-Lot Commercial Subdivision - Slate Hill, NY

Zoning - TC2 Town Commercial 2 - Prime Real Estate with limited locations left in this zoning district

Google Commercial Growth In Orange County, NY



LOTS 1 & 2 - \$385,000 EACH

- Very nice, clean 1.4 acre lots
- All structures and trees removed
- Cleared with demolition permit
- Construction entrance in place
- Lot 2 has existing well
- Sites are shovel ready

LOT 3 - \$695,000

- Beautiful 3.86 acre flag lot
- Front is cleared, structures removed
- Back half still needs to be cleared
- Great depth and layout for larger commercial or multi-building use

Financing and Construction Options

- Owner financing available for qualified buyers.
- Construction loan structures are also an option

Subdivision Details

- 3-lot commercial subdivision with survey and topography completed.
- Owner will complete subdivision based on purchaser's needs and site layout.

Contact

For details, site walk-throughs, and full plans, please contact:

Bryce - 845-591-7068 Bflynn@flynnco.net

John - 845-355-1000 Slatehillstorage@yahoo.com

Location Benefits !!!!

- 4.5 Miles of Interstate 84 on and off ramps.
- 1.5 Miles from 3 mil sqft, \$607 Mil New Amazon Warehouse
- On High Traffic State Road connecting NJ to Interstate 84
- 3 Phase Electric Lines & Natural Gas
- Survey & Topography has been completed
- Located in Orange County, NY 50-70 miles from NYC
- One of the strongest emerging commercial markets