

**FOR SALE: Commercial Site on Route 22
Town of Southeast NY
1,100 ft of Route 22 Frontage**

Multiple Uses Possible. Flexible Zoning

24-34 Old Doansburg Road
Southeast, NY 10509

OFFERED AT:

\$395,000



AREA HIGHLIGHTS

- ✓ Located in Putnam County NY, bordered by Westchester and Dutchess Counties to the south and north, and by Connecticut and the Hudson River to the east and west.
- ✓ In the Town of Southeast NY, at the intersection of Interstates 84 and 684.
- ✓ Numerous New Development projects underway in close proximity to the site.
- ✓ Commercial and industrial development in the Town includes the Mt. Ebo Corporate Center off Route 22.

SITE DETAILS

- ✓ 3.36 Acres on Route 22 in the Town of Southeast NY
- ✓ Site has the right to connect to the Mt. Ebo Water Works, Inc. and Mt. Ebo Sewage Works, Inc
- ✓ 1,100 feet of frontage on Route 22; 1,500 of frontage on Old Doansburg Road
- ✓ OP-1, for 2.677 acres; balance of land area is zoned RC, Rural Commercial.
- ✓ The site is served by electric and telephone

DESCRIPTION OF THE SITE:

Location: 24-34 Old Doansburg Road, Brewster, NY 10509.

Description: The property consists of triangularly-shaped land on the west side of Route 22 and the east side of Old Doansburg Road, Town of Southeast, New York. The property is known by the Town as tax lots 46.-5-4 and 5, but the property also includes a small area of abandoned road bed located between the two lots. Please refer to maps on pages 9-14 for illustration.

The land is wooded and rolling. Frontage on Route 22 is extensive, at approximately 1,100 feet. Frontage on Old Doansburg Road is approximately 1,500 feet. The southern base measures approximately 212 feet. The northern part of the lot comes to a point. Land area is approximately 3.9 acres. The bulk of the land is known as Lot 46.-5-5, and it is 2.677 acres in size. It is zoned OP-1, Office Park. The balance of land is zoned RC, Rural Commercial.

It is understood the land has the right, to connect to the Mt. Ebo Water Works, Inc. and Mt. Ebo Sewage Works, Inc. utilities (now New York American Water), located across Route 22, on the east side of Route 22. The effect of this access means development on the site has central water, sewer and fire suppression capability.

Note: The deed includes other land as well, but only tax lots 46.-5-4, 46.-5-5 and the abandoned road bed in between the two lots are the subject of this appraisal.

Site Area: The site area is 3.361 acres.

Shape: The shape of the combined lots is triangular.

Utilities: The site is served by electric and telephone. Water and sewer service is available from Mt. Ebo Water Works, Inc. and Mt. Ebo Sewage Works, Inc.

An electric equipment box, presumably for traffic signal control, is located on the site. This location does not affect marketability of the site.

Topography: The land is sloping, with an average slope of 7%. Elevation at the northern end is approximately 620 feet. Elevation at the southern end is approximately 550 feet. There are no NYSDEC wetlands on the property, per Putnam Eparcel map, but survey sketch indicates wetland mitigation is likely in order to develop the site.

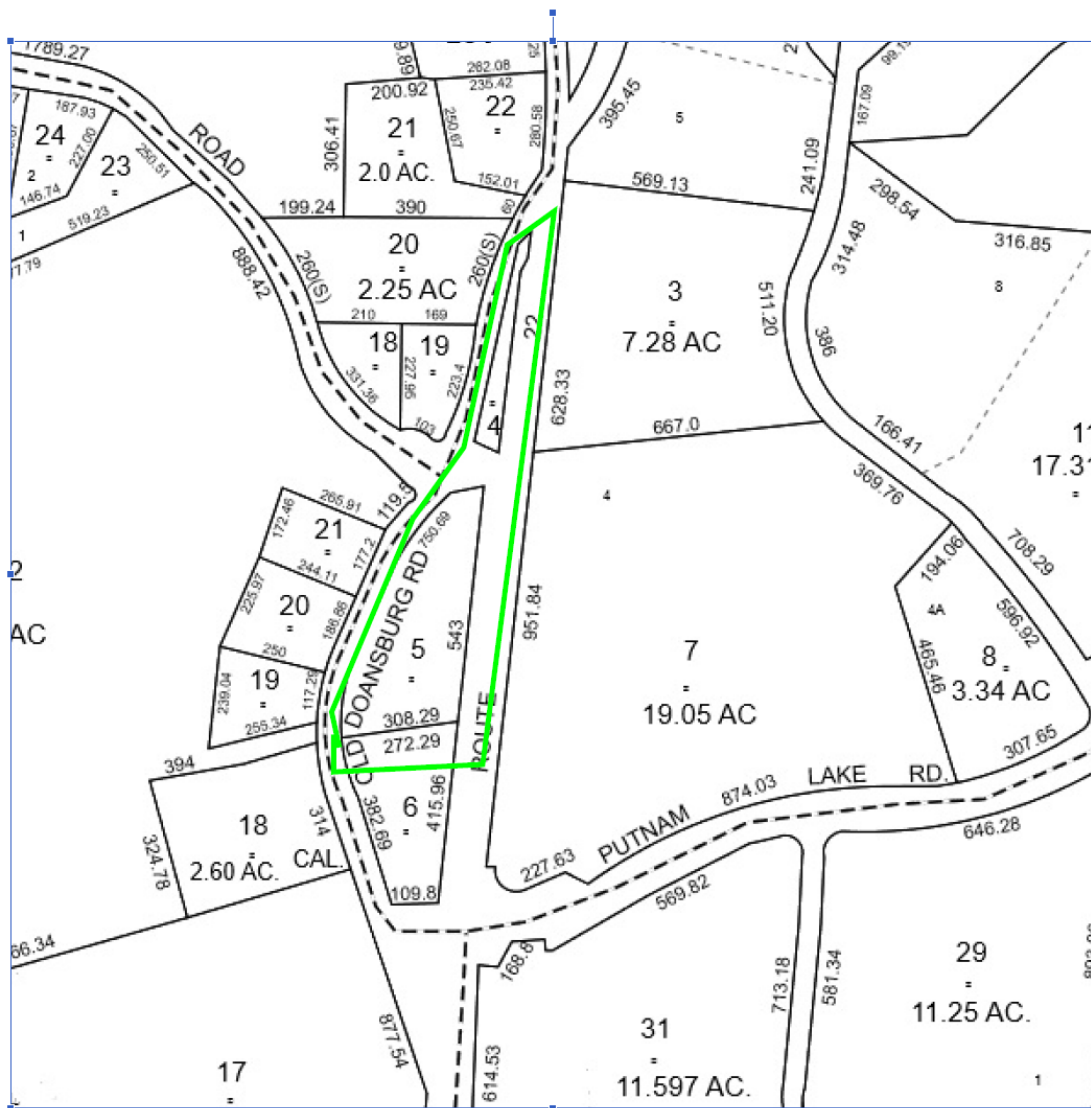
Flood Zone: The site is not located in a flood zone per FEMA Map 36079C0162E, dated March 4, 2013.

TOPO MAP OF SITE



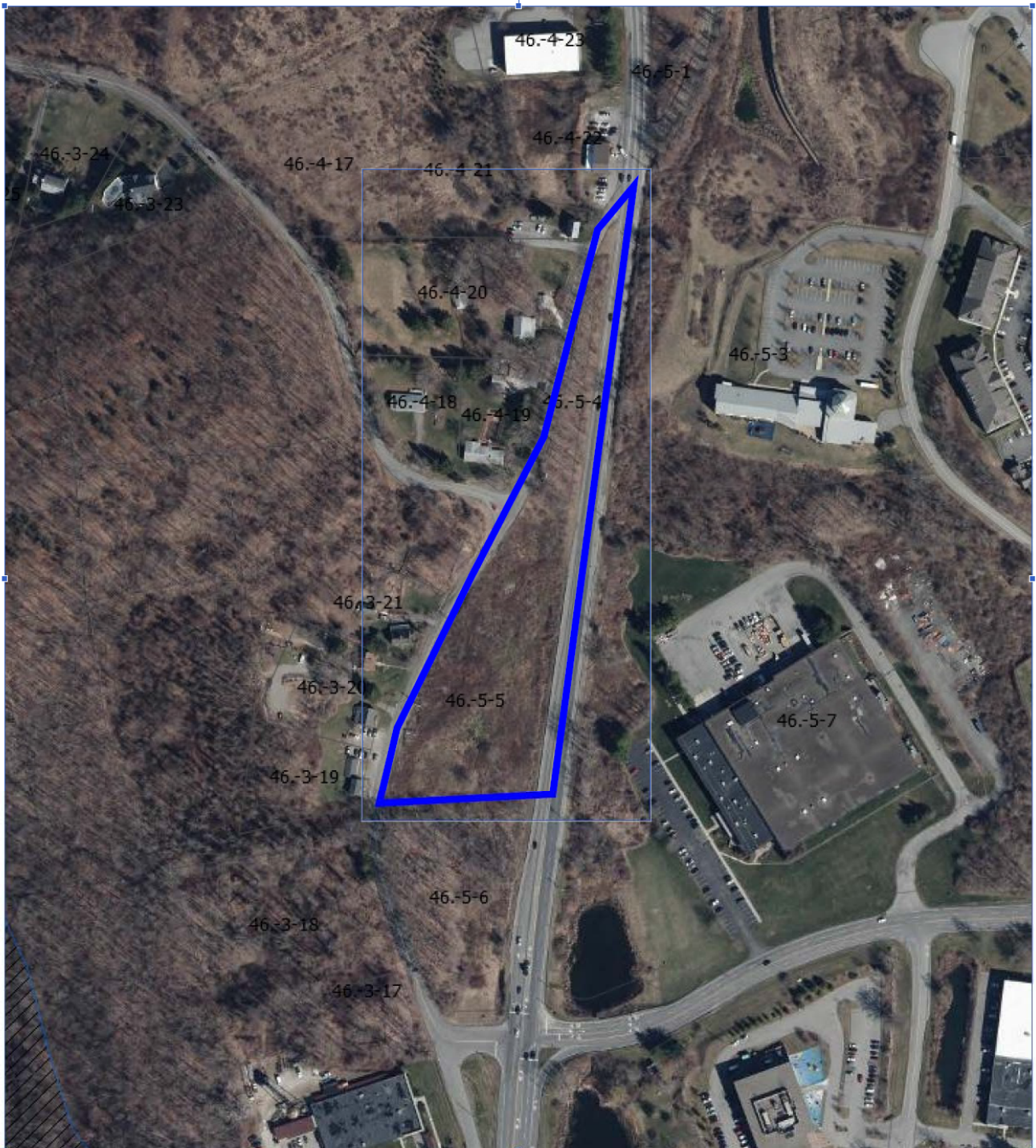
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TAX MAP OF SITE, LOTS 4 AND 5 AND IN-BETWEEN LAND.

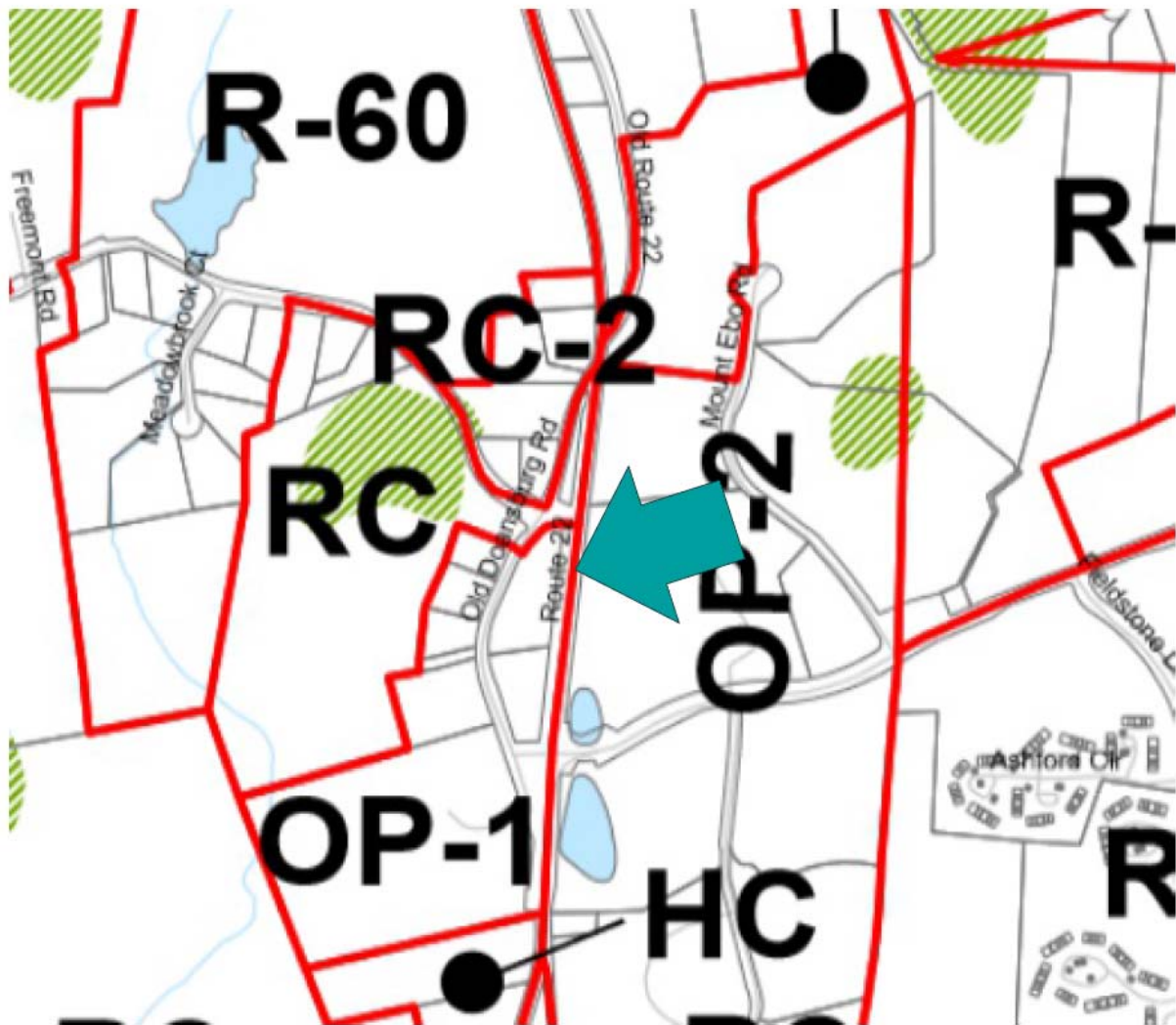


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AERIAL MAP OF LOT



ZONING MAP OF PROPERTY (bulk is zoned OP-1)



Southern lot, namely 46.-5-5, is zoned OP-1.

Northern lot, namely 46.-5-4, and abandoned road bed lot are zoned RC, Rural Commercial.

