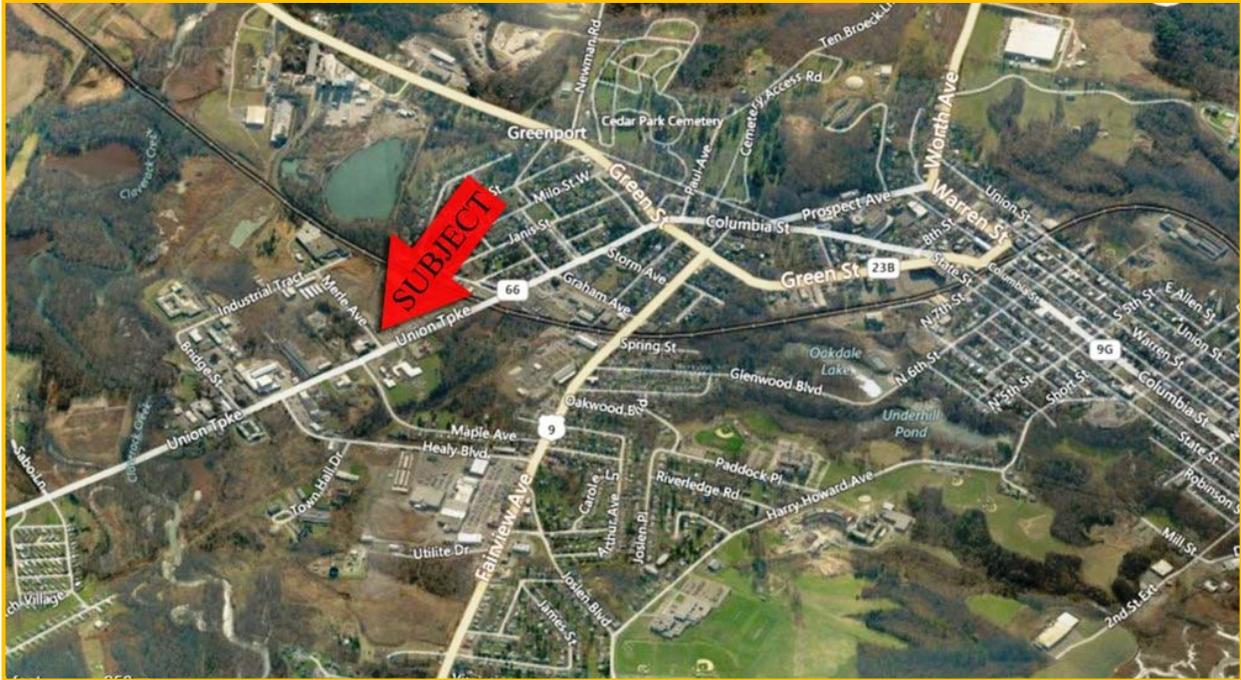




LAND FOR SALE

NYS ROUTE 66 - UNION TURNPIKE HUDSON, NEW YORK



5.0 ± ACRES

- **NYS Route 66**
Union Turnpike
Hudson, NY 12534
 - **Location:** NYS Route 66 at Merle Avenue
Town of Greenport
Columbia County, NY
 - **Acreage:** 5.0 ± Acres
 - **Frontage:** 400.00' - NYS Route 66, Union Turnpike
531.73' - Merle Avenue
 - **Zoning:** Possible uses include Artist Housing, Hotel, Industrial R&D
 - **Utilities:** Town Water & Sewer
Gas & Electric
- | | | | |
|----------------------|----------------|----------------|----------------|
| Demographics: | <u>3 Miles</u> | <u>5 Miles</u> | <u>7 Miles</u> |
| Population | 13,472 | 19,836 | 32,431 |
| Avg. HH Income | \$61,393 | \$65,205 | \$67,357 |
| # of Households | 5,785 | 8,435 | 13,699 |
- **Area Traffic Count:** NYS Route 66 from U.S. Route 23B, W of Hudson to CR18 Fish and Game Club Road – 10,472 AADT
 - **Sale Price:** \$650,000



MANITOU REALTY
Ralph Brill, Broker

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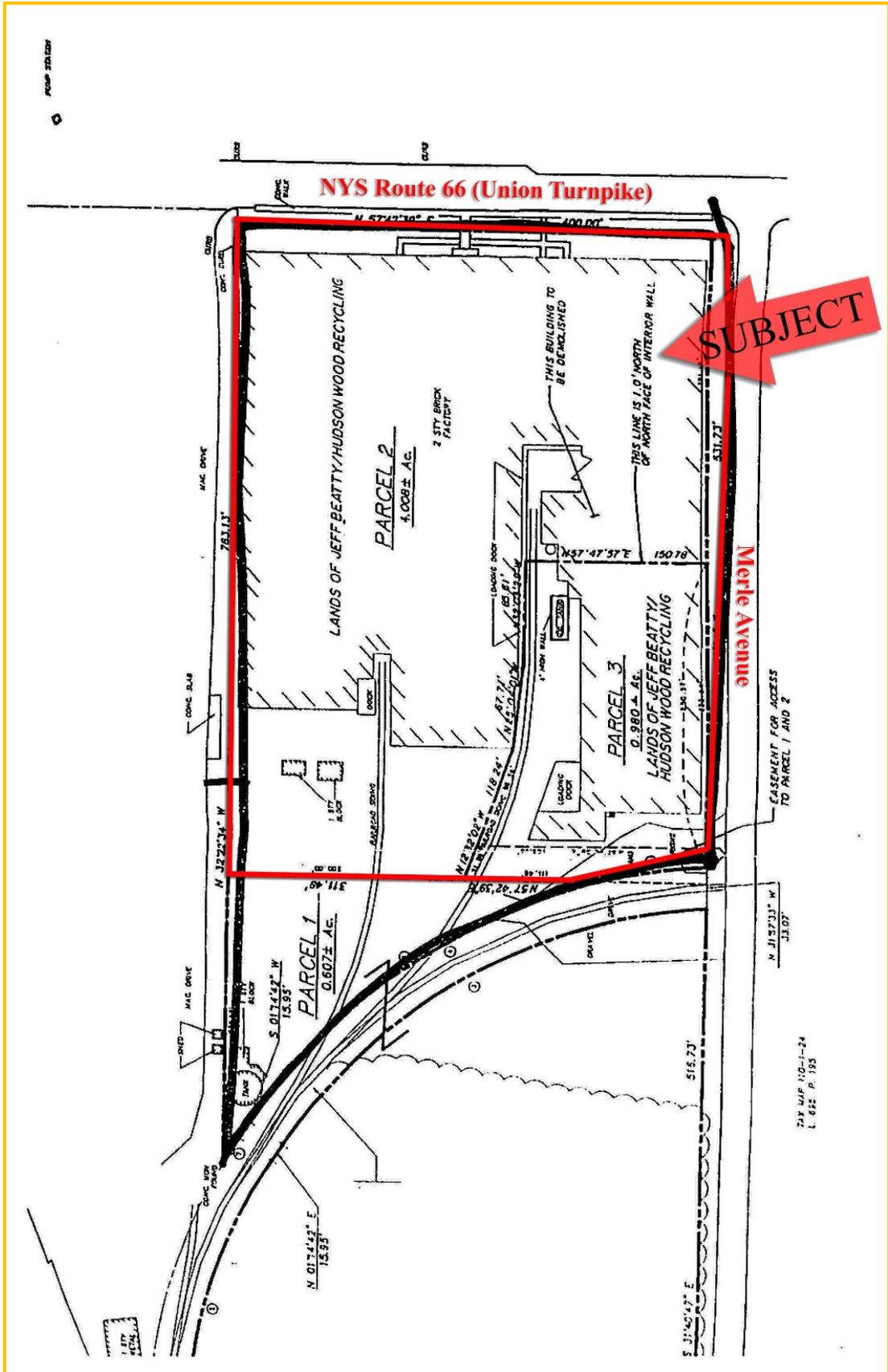


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** ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED **



SUBJECT

TAX MAP 110-1-24
L. 622 P. 195