



EXPLORE THE POTENTIAL OF 243 Vineyard Ave, Highland, NY



## Views, Location, and Rental Income

70.5 Acres w/ Rental Units on Vineyard Ave  
- MUNICIPAL UTILITIES AVAILABLE -

Discover a unique opportunity with this expansive 70.5-acre property, ideally situated just outside the village of Highland. This versatile parcel offers numerous possibilities for development or personal use.

### Highlights:

**Size:** 70.5 acres of open land, providing ample space for personal use or to further develop.

**Structures:** The property includes three rental units, offering immediate income potential, and one vacant house ready for customization.

**Additional Facilities:** A substantial steel building with high ceilings and oversized garage doors is perfect for storage or workshop needs. There's also a barn on the premises, adding to the property's rural charm.

**Zoning:** The land is zoned R-1/2, allowing for single-family, two-family, multi-family residences, accessory dwelling units, and short-term rentals.

### Location:

**Accessibility:** Proximity provides easy access to the Mid-Hudson Bridge, Metro-North Railroad, and the New York State Thruway, facilitating convenient commutes to NYC and surrounding areas

**Recreation:** Enjoy nearby attractions such as the Hudson Valley Rail Trail, the scenic Mohonk Mountains, and other Hudson Valley treasures offering a plethora of outdoor activities.

Investment Potential:

Whether you're considering agricultural pursuits, residential development, or establishing a private estate, this property provides a solid foundation for your vision. The existing rental units offer immediate income, and the expansive acreage allows for future growth and diversification.

Don't miss out on this exceptional property that combines rural tranquility with modern conveniences!

Click below or contact Quinn Realty Group at 845-883-7700 for more information!

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Quinn Realty Group | 550 Rt 299 Suite 100 | Highland, NY 12528 US

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