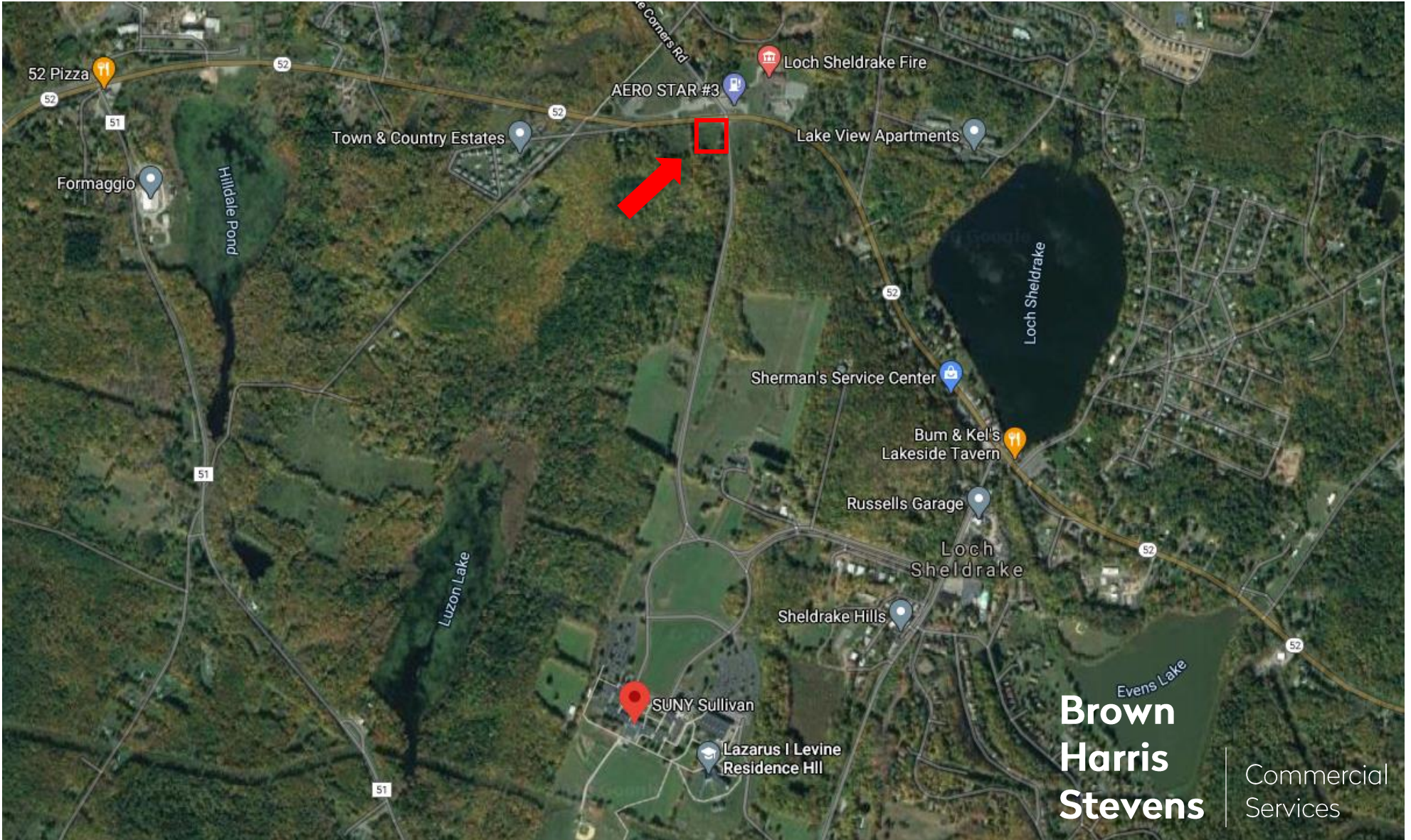


Prime Development Site

Ideal for Residential/Medical/Assisted Living/Hotel/Religious Use

Corner of Route 52 and Sullivan County Community College Road, Loch Sheldrake, NY 12759



SECTION 17 BLOCK 1 LOT 52

**Brown
Harris
Stevens** | Commercial
Services

Property Highlights

Corner of Route 52 and Sullivan County Community College Road, Loch Sheldrake, NY 12759

LOCATION: Section 17 Block 1 Lot 52
The site is in close proximity to downtown Loch Sheldrake and is 15 minutes away from Liberty. It is located at one of the entrances to Sullivan County Community College which has 1,600± full and part-time students.

PLOT SIZE: 2 Acres

ZONING: Residential

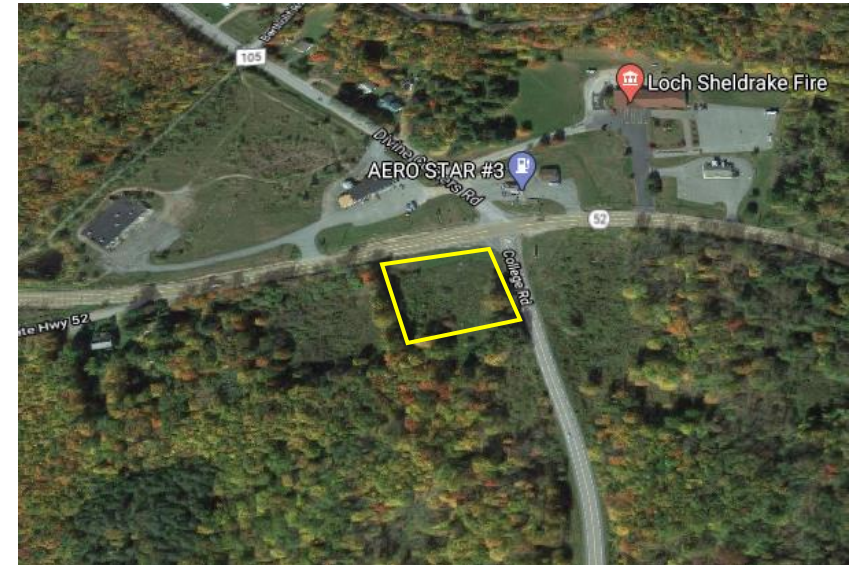
PERMITTED USES:

- One Family Homes
- Agriculture
- Day-Care home

SPECIAL PERMIT USE:

- Bed & Breakfast
- Day-Care
- Duplex Development
- Family or group care facilities
- Hospitals & Medical diagnostic centers
- House of Worship
- Townhouse development

PURCHASE PRICE: \$1,850,000.00



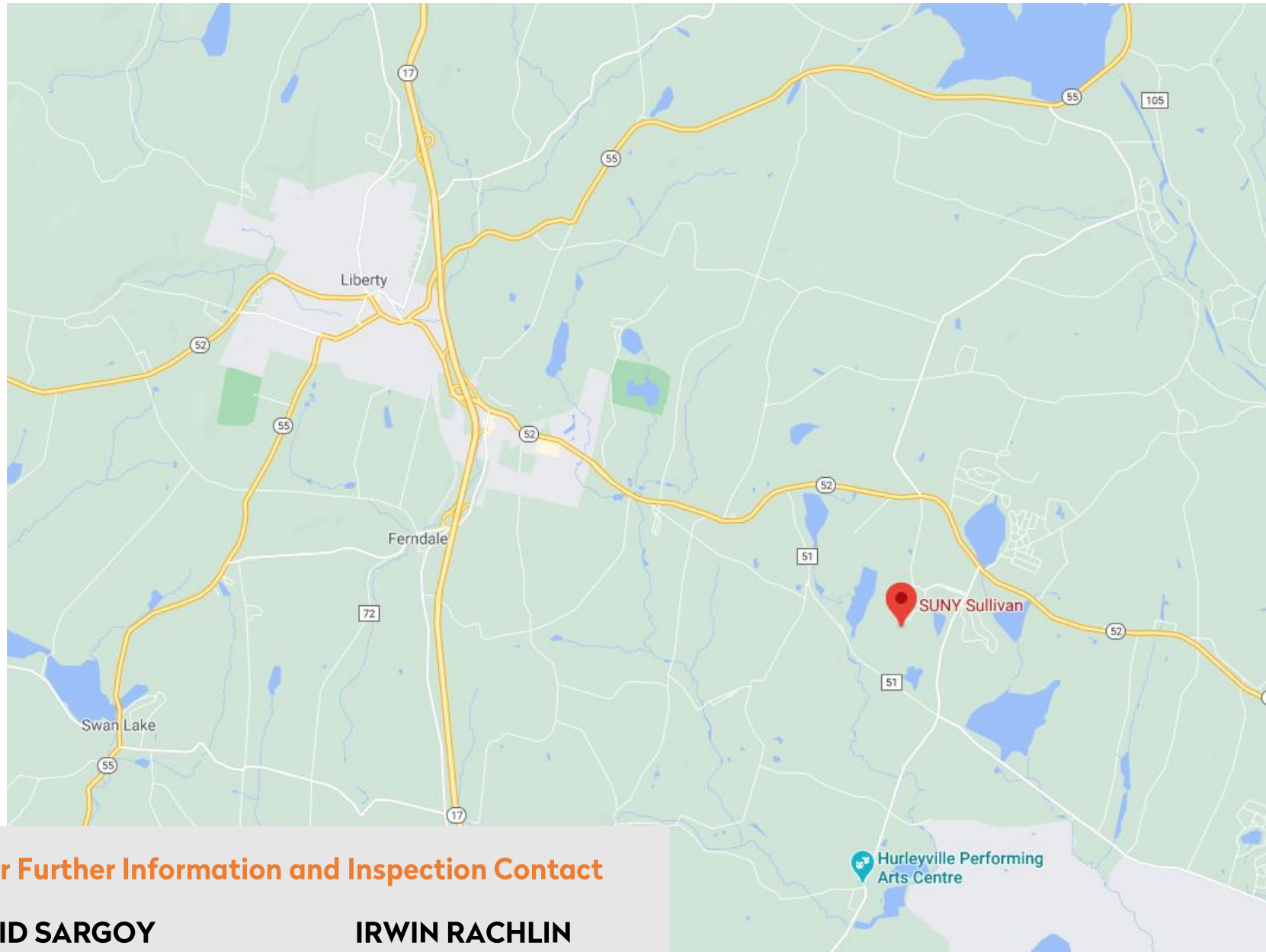
**For Further Information
and Inspection Contact**

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IRWIN RACHLIN

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