

**FOR SALE:** *Hudson River Marina / 26.5 Acres*  
*Spectacular River Front Property*



Alliance Realty Group

845.206.3667

## **West Shore Marina**

140 Dock Rd.  
Marlboro, NY 12542

- Well Established / Fully Operational
- **Multiple Business Opportunities:**
  - Fully Operational Marina 122 Slips Leased
  - Additional Capacity for another 80 slips
  - 7+ acres Available for River-front Development
  - Maintenance, Parts, Storage, Gas
- **3 Industrial Zoned Parcels:**
  - 19.4 Acres: Waterfall & River Views
  - 3.7 Acres: Flat Lot on River Bank
  - 3.5 Acres: Flat Lot on River Bank
  - Also 5.8 Acres Deep Water Riparian Rights
- Asking Price: \$3,450,000



Contact John DeMarco 845.206.3667

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**BEAUTIFUL HUDSON RIVER MARINA:**

**Nestled on the West Bank of the Hudson River, this 26.5 acre property is a local gem, and while the marina is successful as-is, it also has significant upside potential. Revenue generation today is primarily driven from Boat Slip Rentals, Maintenance, Parts & Supplies, Off Season Boat Storage, Gas, and Launch Services. There are 122 existing boat slips with capacity for 80 to 100 more. In addition, there are flat lands with spectacular river views prime for high density residential or mixed-use development. There are also 5.8 acres of deep-water riparian rights along the shoreline. Schedule time today with the list agent to discuss the wide-ranging opportunities of this scenic / well established Marina and adjoining Land.**





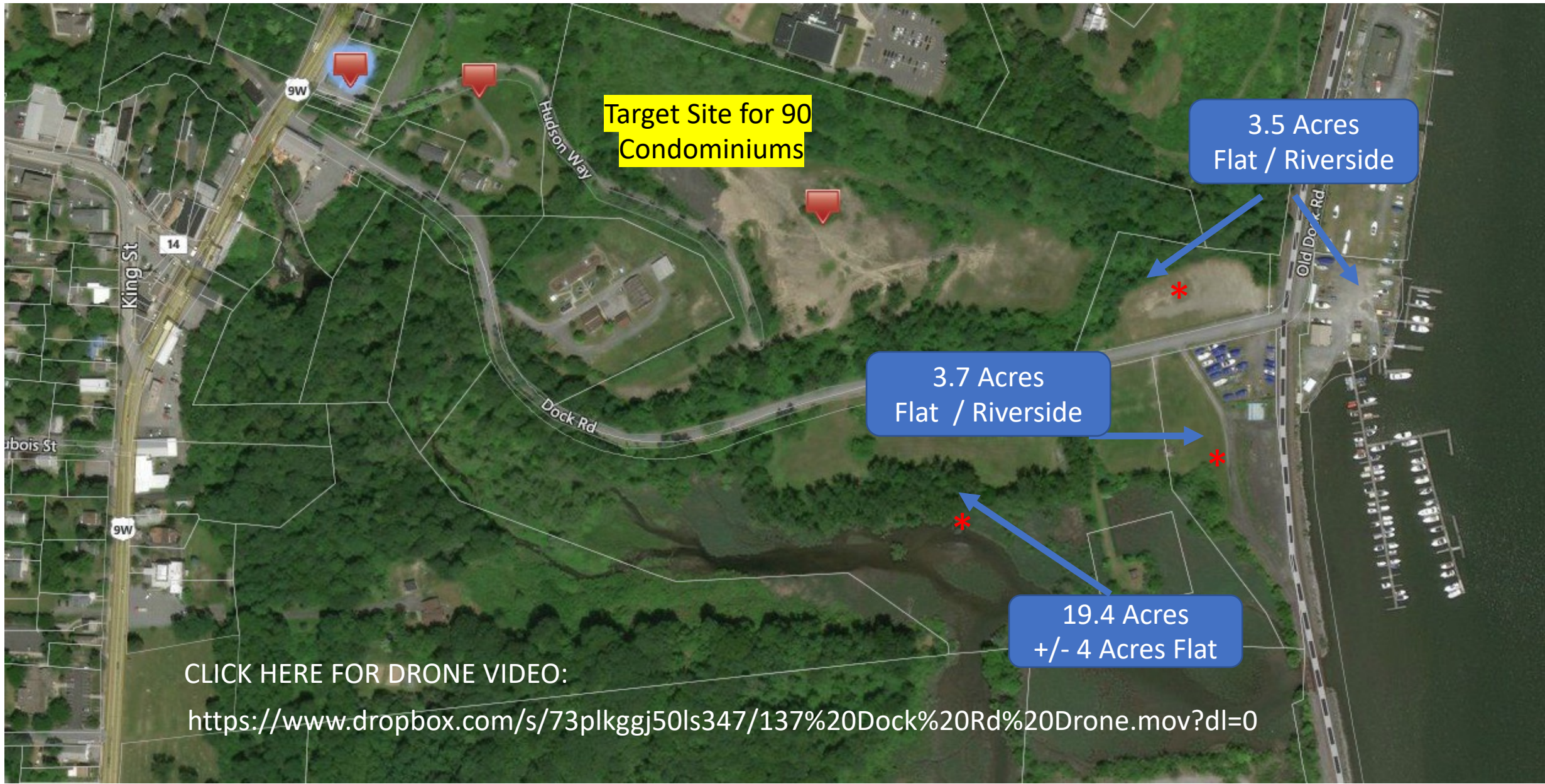


Subject  
3.5 Acres  
Flat / Riverside

Subject  
3.7 Acres  
Flat / Riverside

Subject  
19.4 Acres  
+/- 4 Acres Flat





Target Site for 90  
Condominiums

3.5 Acres  
Flat / Riverside

3.7 Acres  
Flat / Riverside

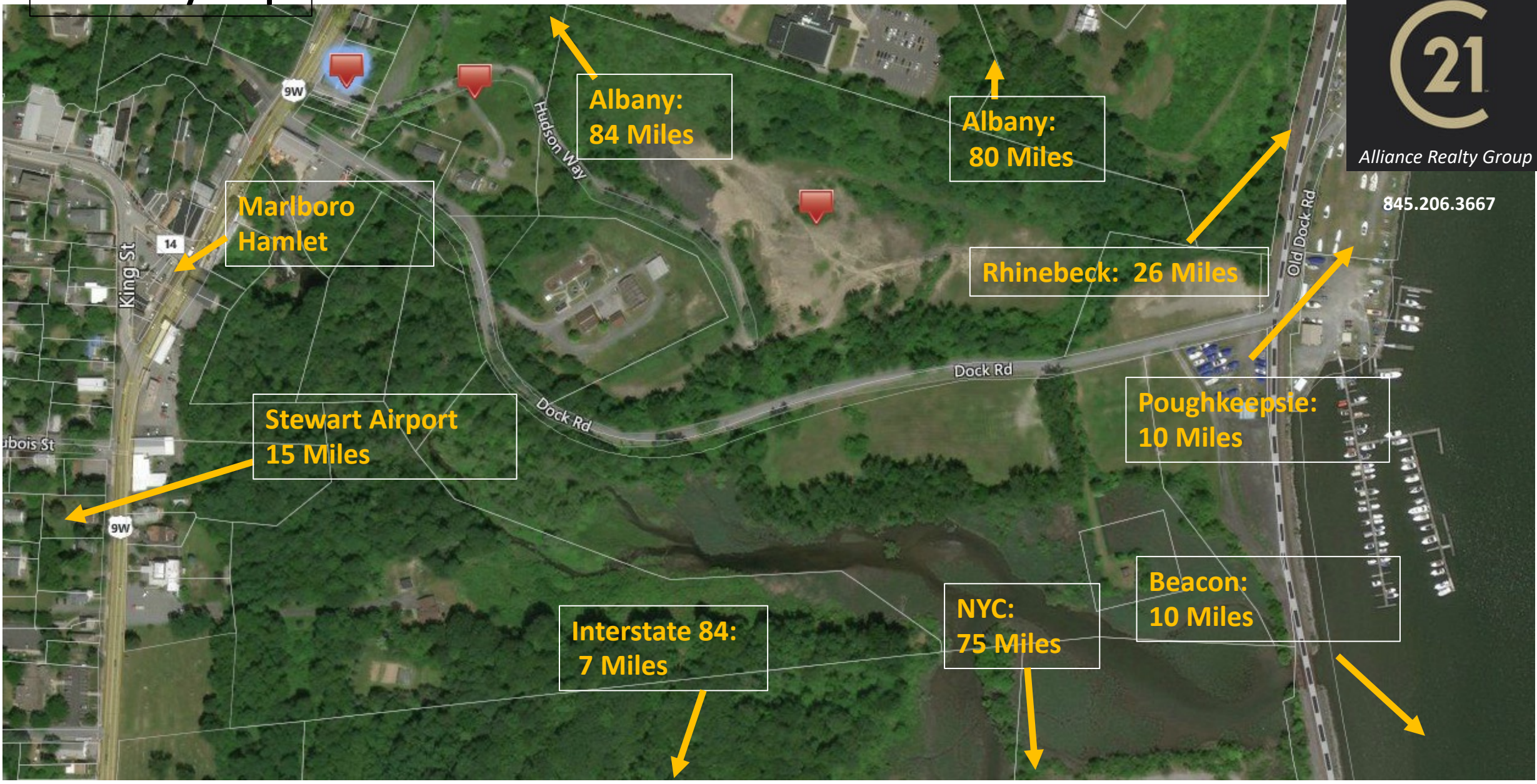
19.4 Acres  
+/- 4 Acres Flat

CLICK HERE FOR DRONE VIDEO:

<https://www.dropbox.com/s/73plkggj50ls347/137%20Dock%20Rd%20Drone.mov?dl=0>



# Proximity Map:



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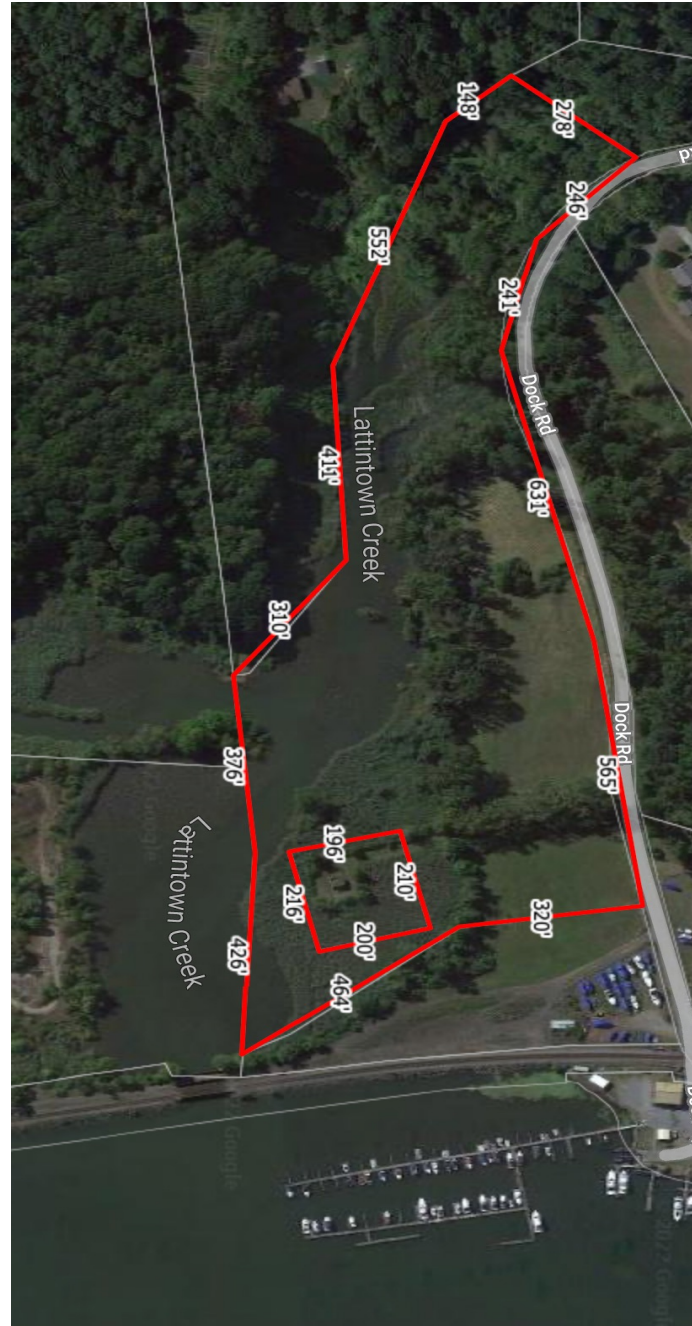


# Linear Dimensions:

3.5  
Acres



3.7  
Acres



19.4  
Acres

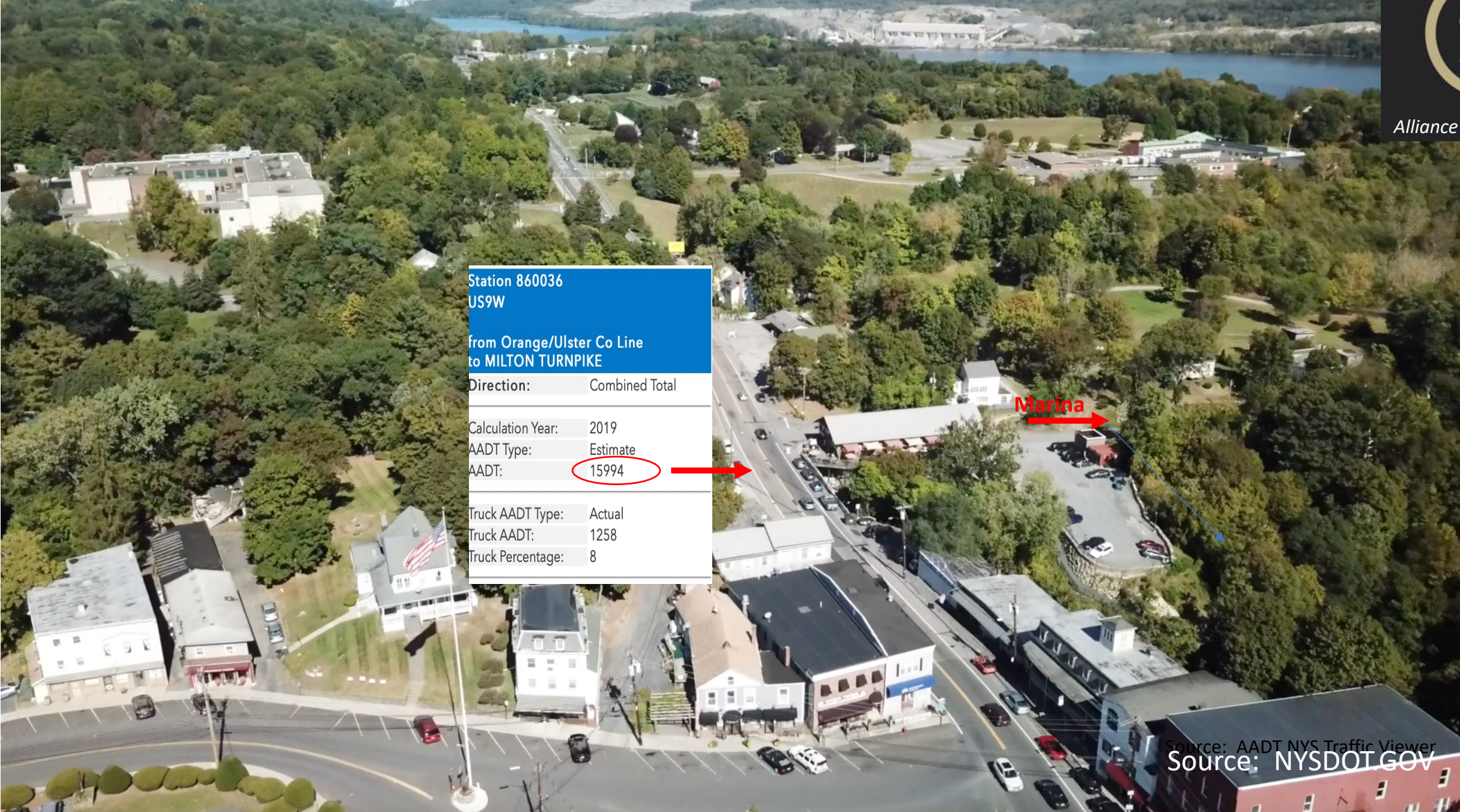




# Secluded Yet Close to Route 9w: +/- 16,000 Vehicles per day



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Station 860036 US9W	
from Orange/Ulster Co Line to MILTON TURNPIKE	
Direction:	Combined Total
Calculation Year:	2019
AADT Type:	Estimate
AADT:	15994
Truck AADT Type:	Actual
Truck AADT:	1258
Truck Percentage:	8

Marina

Source: AADT NYS Traffic Viewer  
Source: NYSDOT GOV



# Zoning:

## SCHEDULE I LOT, YARD AND HEIGHT REGULATIONS<sup>3</sup>

### Town of Marlborough Chapter 155, Zoning

[Amended 3-8-1999 by L.L. No. 1-1999; 11-25-2002 by L.L. No. 8-2002;  
5-27-2003 by L.L. No. 2-2003; 9-24-2018 by L.L. No. 5-2018]

Regulations	District						
	R	R-1	R-Ag-1	C-1	C-2	HD	I
Minimum lot area		1 acre <sup>1</sup>	1 acre <sup>1</sup>			2 acres	5 acres
Without public water or sewer (square feet)	20,000			15,000	20,000		
With public water or sewer (square feet)	15,000			10,000			
With public water and sewer (square feet)	10,000			5,000		1.5 acres	
Minimum yards							
Front yard (feet)	10	35	50	5	35	75	75
Rear yard (feet)	20	50	75	20	30	75	75
Side yard (feet)							
One	10	35	35	0	35	25	25
Both	25	70	80	0	70	50	50
Minimum lot width (feet)	75	150	150	50	100	200	200
Minimum lot depth (feet)	100	200	200	100	100	200	200
Maximum building coverage (percent)	30%	20%	20%	75%	40%	40%	30%
Maximum height							
Stories	2½	2½	2½	2½	2½	4	2½
Height (feet)	35	35	35	35	35	45 <sup>2</sup>	35

For additional zoning details:

<https://ecode360.com/8667007>



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# Community Demographics:



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## Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 12542



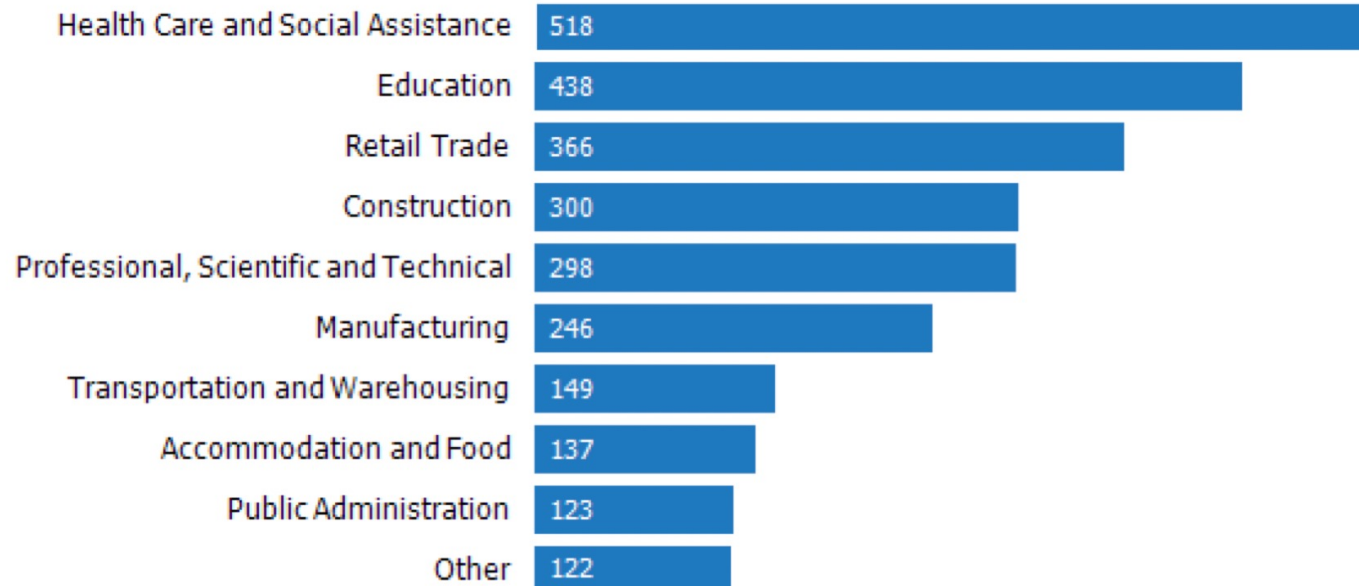
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 12542







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**FOR MORE INFORMATION:**

**CONTACT:**

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