



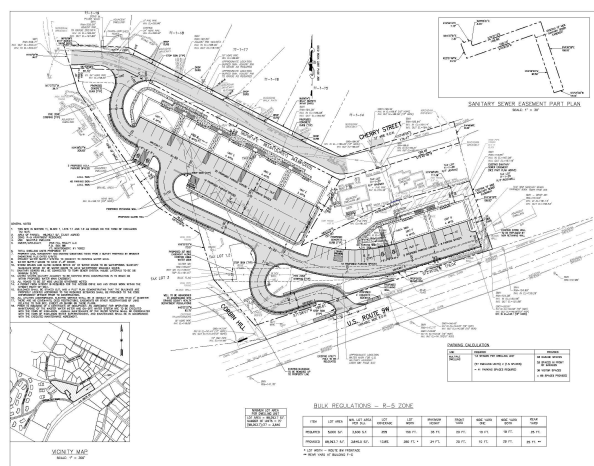
**COLDWELL  
BANKER  
COMMERCIAL**

**NRT**

## APPROVED RESIDENTIAL DEVELOPMENT FOR 27 UNITS

**9W FORT MONTGOMERY, NY 10922**

**FOR SALE**



# Priced at \$1,750,000

## JUST REDUCED FROM \$2,200,000!!

**Zoning: R-5 (Zone: R-5 Residential Apartments);**

**Tax ID: +/- 333689-011-000-0001.100.000; Taxes: +/- \$5,189; Acres: +/- 2.257; Lot Size: +/- 98,293 SF; Building Size: +/- 28,100 SF; Consists of Two Lots: 11-1-1.1 and 11-1-1.2.**

- \*Site Plan Conditionally Approved – Pending final paperwork for 27 Residential Rental Units;
- \*26 Units – One Floor, 2-Bedrooms; 1 Bath; 1,000 SF; Garage, Basement Storage; +2 Parking Spaces;
- \*1 End Unit - 2 Levels, 3 Bedrooms 2 ½ Baths, 2,000 SF, 2-Car Garage, Storage; +4 Parking Spaces;
- \*Town is acting as a lead agent for finalizing paperwork;
- \*Building permit will need to be filed by future owner/developer;
- \*Architectural drawings and interior plans are now available to qualified buyers;
- \*Utilities are already in place for this development;
- \*Potential for converting the current approvals for a rentable residential development to a units-for-sale complex.

The property is conveniently located only one mile from the Bear Mountain Bridge and the Palisades Parkway. Approximately only 40 minutes to George Washington Bridge, 15 minutes to Woodbury Common Outlets, and only 5 minutes to the West Point Military Academy.

Call Steven Shell at (914) 419 1771 for additional information or to schedule a site visit.

**Steven Shell**  
**Real Estate Salesperson**

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