



SALE

Main Street

MAIN STREET

Stone Ridge, NY 12484

PRESENTED BY:

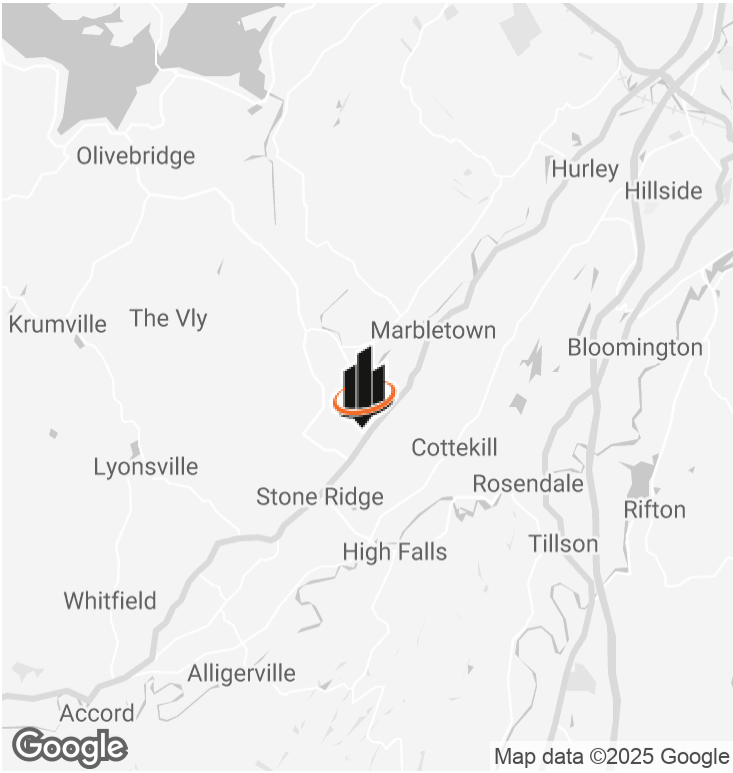
NATE KANNEY, CCIM

O: 845.339.9100

nate.kanney@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$249,900
LOT SIZE:	2.11 Acres
MUNICIPALITY:	Marbletown
ZONING:	SR
TAX ID:	62.3-4-6.200
AADT:	11,000+

PROPERTY DESCRIPTION

Presenting a remarkable investment opportunity in the heart of Stone Ridge, NY. This property, zoned SR - Special Residence and located on Main Street in Stone Ridge, offers an ideal canvas for a variety of development. With its prime location and versatile zoning, this parcel is well-suited for a range of potential uses, making it an appealing prospect for investors seeking to capitalize on its strategic positioning and flexible zoning regulations. Take advantage of this unique opportunity to shape the future of this esteemed address and unlock the potential for a diverse array of development ventures.

PROPERTY HIGHLIGHTS

- Over 500 feet of road frontage
- Favorable topography for development
- Rare Main Street Opportunity
- AADT of 11,000+ cars per day

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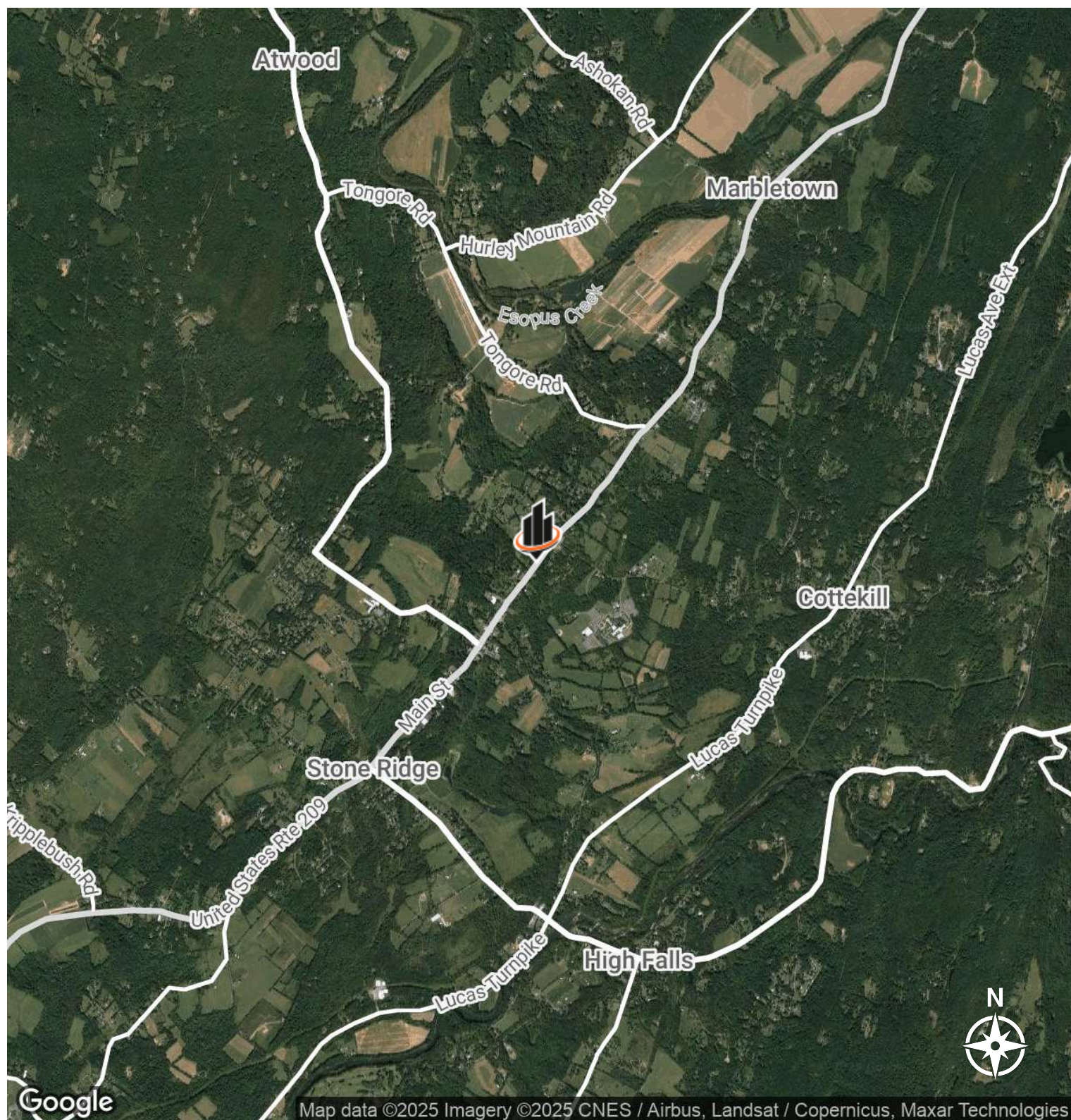
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ADDITIONAL PHOTOS



NATE KANNEY, CCIM
O: 845.339.9100
nate.kanney@svn.com

LOCATION MAP

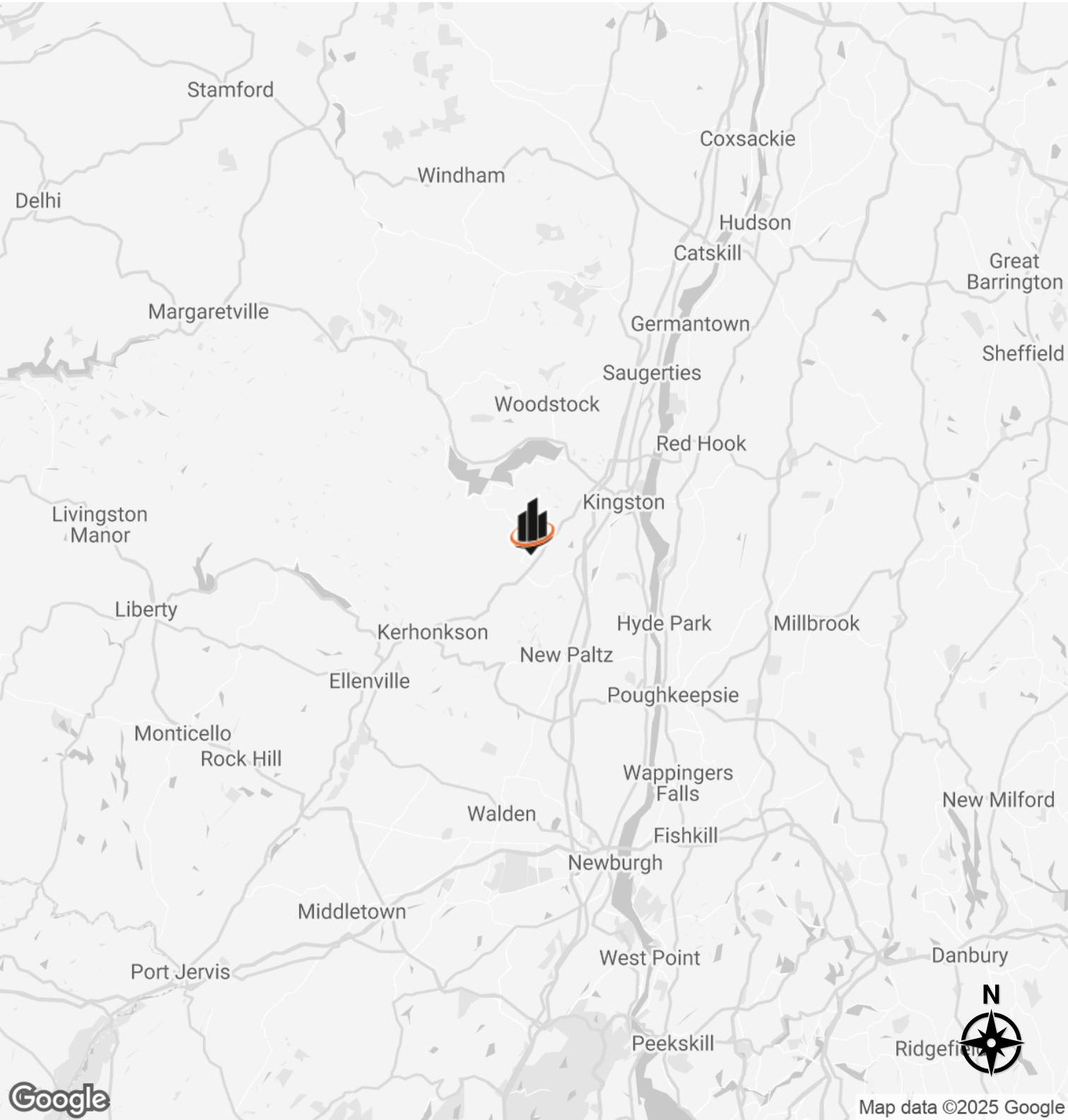


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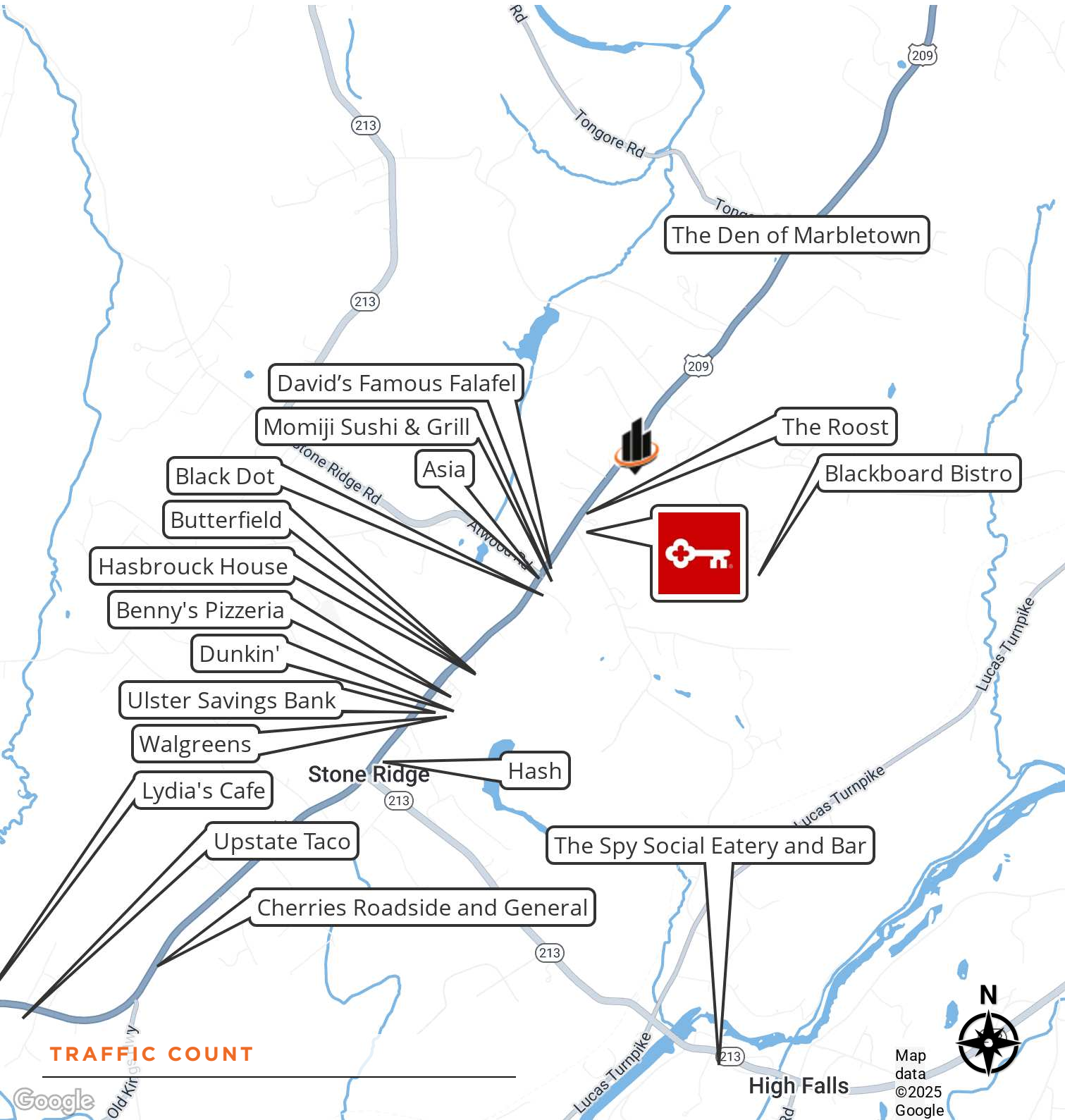
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REGIONAL MAP



NATE KANNEY, CCIM
O: 845.339.9100
nate.kanney@svn.com

RETAILER MAP



NATE KANNEY, CCIM
O: 845.339.9100
nate.kanney@svn.com

ADVISOR BIO 1



NATE KANNEY, CCIM

Senior Advisor

nate.kanney@svn.com

Direct: **845.339.9100** | Cell: **845.430.8314**

PROFESSIONAL BACKGROUND

Nate Kanney has been in Commercial Real Estate for over 8 years as a licensee, and involved in Commercial Investment Real Estate for 12 years. Prior to getting his NYS Real Estate License, Nate was investing in his own properties while also completing the CCIM Institutes program. After going full time in Real Estate, Nate continued on to secure his CCIM designation, and his SEC Membership while continuing to develop his portfolio of investment property and client base for brokerage and consulting. Today Nate likes to work with buyers and sellers, investors and users to help make educated decisions with their equity and property.

MEMBERSHIPS

CCIM, SEC

SVN | Deegan-Collins Commercial Realty

411 Washington Ave. Suite 201
Kingston, NY 12401
845.339.9100

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O: 845.339.9100

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SVN BY THE NUMBERS

SVN[®] by the numbers

200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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