

**Davies Davies & Associates** 

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Listing courtesy of: Keller Williams Capital Dist

## MLS# - 202322879 - Price: \$358,000

L 30.112 Hudson River Road, Halfmoon, NY

**Description:** Hudson River mixed use waterfront alert with room for a dock! Includes a garage, and barn. Whether you're a residential buyer looking to build your dream home, an investor or real estate developer, this property must not be overlooked. A total of 4.5 acres w/ mixed-use designation, this property is IDEALLY divided between two parcels on both sides of River Road. A waterfront section delivers direct access to one of America's greatest rivers. Behind sits the larger section w/ mix of cleared land & woods w/ existing 4-bay garage/shop and huge barn. Suitable for development as a single-family home, apartments or commercial. Easy access due East from Clifton Park. Jump now for this Hudson River-front opportunity for your business or new home. Neighboring lot available with 87 ACRES

Acres: 4.14 School District: Mechanicville Water: Public

Property Style: Office, Commercial

County: Saratoga

Town: Halfmoon Estimated Taxes: \$1,911 Sewer: Public Sewer Basement: None

Cooling: None

Property Type: Commercial Lake/River: Hudson River Heat: None Exterior: None, Wood Siding

Parking Spaces: 8



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Rem #2.B: § 165-22.2. W-1 Waterfr NT ZONING: M-1 Industrial, LI-C Light Industrial Ctial, and R-1 Residential

§ 165-22.2. W-1 Waterfront Mixed Use

	manufacturin including ret	This district is to provide a greater variety of allowable uses while restricting in and encourage dense levels of mixed residential and commercial businesses al, recreational, office and service oriented uses thereby providing waterfront rtunities to purchase goods and services.
	The following	g use regulations shall apply in any W-1 Waterfront Mixed Use:
	A. Permitted	UB68:
	1) (2)	Professional Offices. Medical Facilities.
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	(6)	Restaurants, Bars, Bed and Breakfast Homestays, Bed and Breakfast Inns, Inns, Marinas.
	(6)	Lodges and Fraternal Organizations.
	(2)	One Family Dwellings. Retail Stores with a maximum of 8.000 square feet.
		Requirements:
	(1)	No portion of any site shall be used for temporary and/or permanent storage or display of any product or material or for parking of any vehicles and/or storage
		containers unless specifically
		designated for such use on the site plan.
	8	No on street parking is permitted, No front yard storage is allowed,
	C. Uses pen	nitted upon issuance of a special use permit by the Planning Board: Two Family Dwellings
	<ul> <li>Add this apply the</li> </ul>	district to §165 Attachment 1, Schedule A for setbacks and minimum requirements; same minimum standards as C-1 Commercial.
@202	2 (3)(3)(3)	10(1325F) to also require transition yard requirements (100' setback or 50' setback ing or evergreen landscaping) to any non-residential use in this district that abuts
	the Old 0	Chaptain Canal land (SBL 2741-28; Owner: Town of Halfmoon)
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