

FOR SALE

108 & 114 NORTH STREET, DELMAR, NEW YORK



SITE INFORMATION

- **Price:** \$1,500,000
- **Zoning:** Rural and Resident A
- **Utilities:** Electric, Town Water and Sewer available for development
- +/-133 Acres in the Town of Bethlehem (approximately +/- 60 acres of it is open field/flat land)
- Less than a mile from the main intersection (the "Four Corners") of Delaware Avenue and Kenwood Avenue
- New, luxurious homes are being developed on neighboring property as part of the McCormick's Hollow development
- Rural privacy within minutes of schools, shopping & highways
- Vintage cottage and 1840's farmhouse located on the property.

DEMOGRAPHICS

	1 MILE	5 MILE	10 MILE
POPULATION	5,420	141,623	298,733
AVG. HH INCOME	\$97,899	\$71,064	\$76,286
MEDIAN AGE	43.7	36.9	39.3

POTENTIAL USES

- Suitable for a private retreat, farmland or residential development
- Permitted uses include, but are not limited to:
 - Conservancy
 - Inn/Bed & Breakfast
 - Kennel
 - Agriculture
 - Wellness Center
 - Camp/Retreat
 - Lodge/Club/Fraternity
 - Gentleman's Farm
 - Nursery/Garden
 - Accessory Apartments
 - Tree Farm
 - Animal Hospital/Clinic
 - Commercial Recreation



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LEGEND

- Red Line = Property Boundary
- Green Line = Fields and Flat areas
- Blue Line = Streams

**Normanside
Country Club**

Priveler/Wright Lane

NORTHSTREET

