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USA

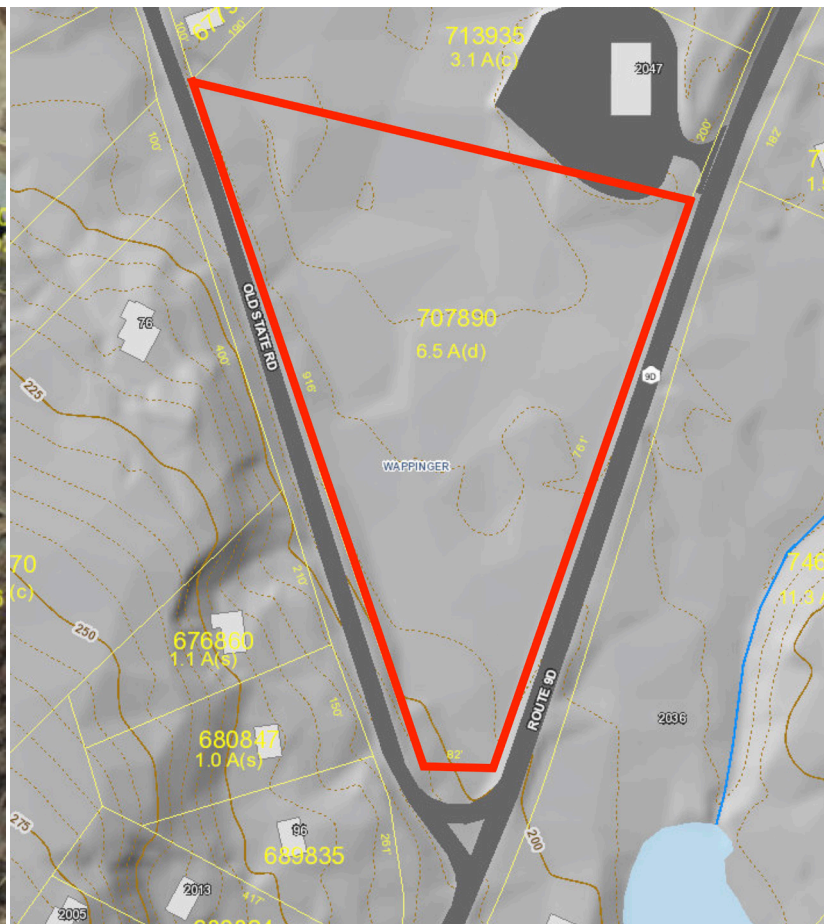
AUCTION

Thursday, July 14

6.5 Acre Development Site
Opposite Dunkin' Donuts in Dutchess County
2045 NY-9D Wappingers Falls, NY 12590

Previously \$325,000

Suggested Opening Bid \$99,000



Presented Exclusively By



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PROPERTY DESCRIPTION

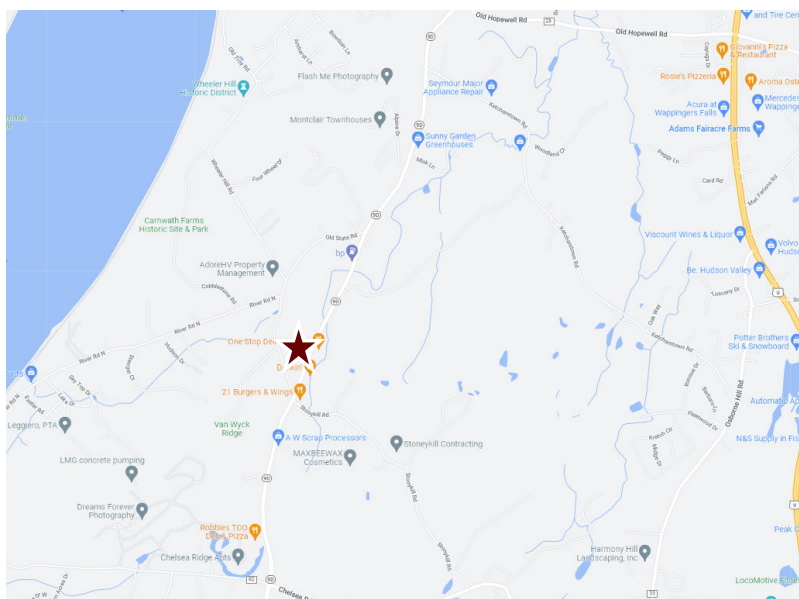
- Dutchess County: Section 6056, Block 02, Lot 707890
- Lot Size: +/- 6.5 acres
- Taxable Value: \$170,000 (2020)
- Annual RE Taxes: \$5,027
- Zoning - Conservation Commercial District (CC)
- Zoning - Max. allowable floor area: 55,800 sq. ft.
- Zoning - Max. allowable building height: 35 ft.

PROPERTY HIGHLIGHTS

- Vacant land
- Road Frontage: 761 ft. on Route 9D and 916 ft. on Old State Road
- Daily Traffic Count: 10,000+ cars/day
- Newly built Dunkin' Donuts across from property (2017)
- 5 min. drive to Metro North (New Hamburg, NY)
- 6 min. drive to I-84

THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. Access Due Diligence.** Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](#).
- 2. Submit Written Bid By Deadline,** Thursday, July 14 at 4pm local time. Submit (a) a written bid and (b) 10% deposit (by bank check or wire). Instructions are included in the Due Diligence Information

MUST SELL

10% Buyer's Premium.
Property subject to prior sale.
Submit bid at any time.

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