

234 Unit Multi Family development A...



Presented by
McGrath Realty Inc

245 Nichols St, Lake Carmel, NY 10512



234 Unit Multi Family development Approved

245 Nichols St, Lake Carmel, NY 10512

Property Details

Kent Manor 234 unit Multi Family Development "Site Fully Approved" \$15,000 per unit An investment opportunity for a developer to construct multi family housing, for market rate fee ownership, or market rate rental units. The court order approval provides for a six year tax abatement, and prepaid recreation and building inspection fees. The development consistent of 468 one bedrooms units or 234 two bedrooms, can construct any combination for an increase in density. located on a beautiful site with extraordinary vistas in the Town of Kent, New York. Although located within the watershed of the City of New York, this Project will be served by a fully constructed wastewater treatment plant. The development has no restrictions required for age or affordability. The approval provides for a tax abatement, for a period of six years from the date of issuance of a certificate of occupancy, each homeowner will pay real estate taxes of approximately \$100 per unit per year. All recreation and building inspections fees are prepaid.

Price: \$3,700,000

View the full listing here: <http://www.crelisting.net/E6p4POh6g/?StepID=107>

Price:	\$3,700,000
Property Type:	Land
Property Sub-type:	Multifamily (land)
Additional Sub-types:	Residential (land), Commercial/Other (land), Leased Land
Property Use Type:	Vacant/Owner-User
Zoning Description:	PUD. Multi-Family
Features:	Electricity/Power, Irrigation, Water, Telephone, Cable, Gas/Propane

234 Unit Multi Family development Approved

245 Nichols St, Lake Carmel, NY 10512

Listing Lot

234units

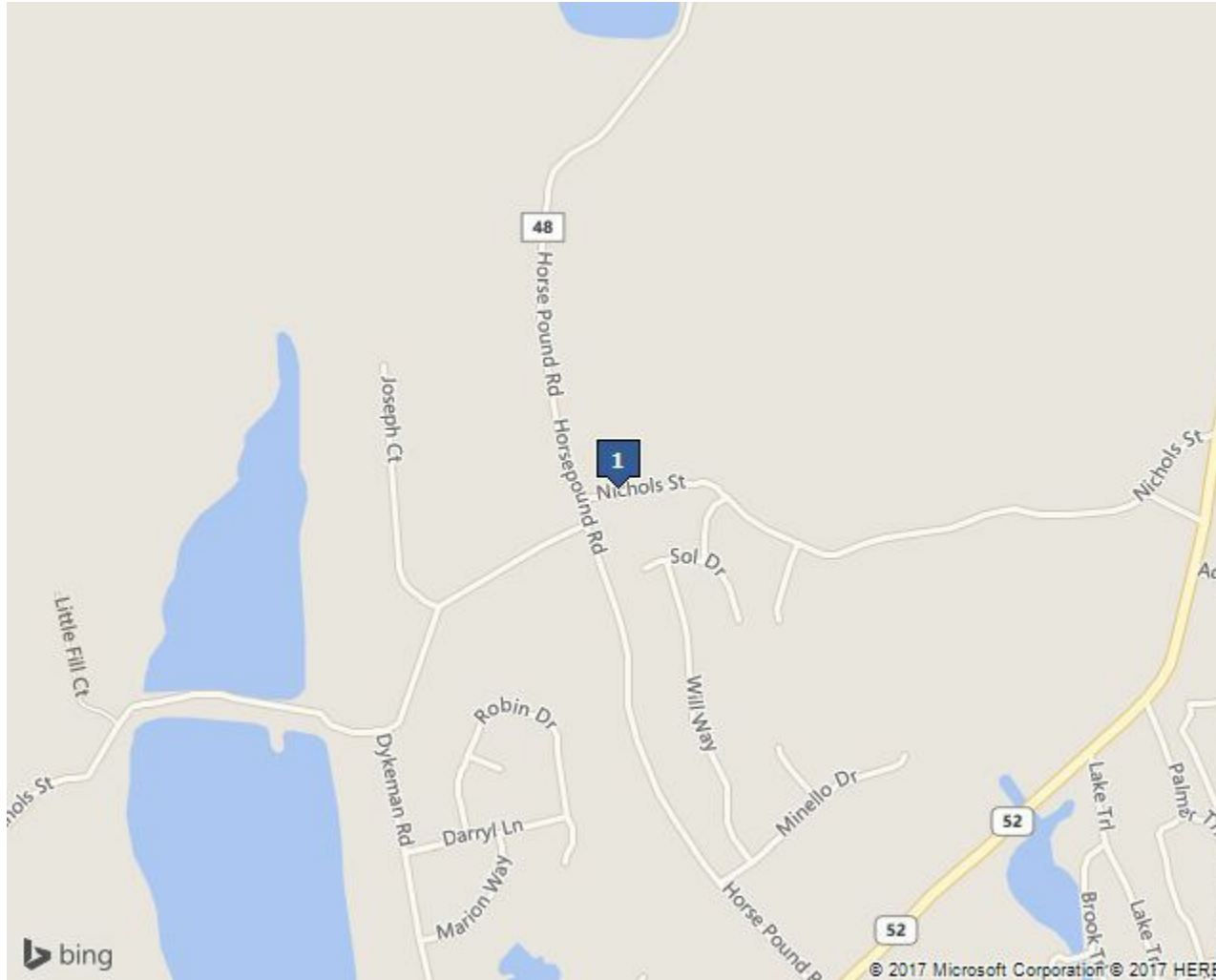
Price: \$3,700,000
Lot Size: 113 AC
Price/AC: \$32,743.36
Lot Type: Multifamily (land)

Kent Manor is 234 approved multi-family rental or Condo development site 113 acres rolling wooded acres, sewer

234 Unit Multi Family development Approved

245 Nichols St, Lake Carmel, NY 10512

Location



Location Description

Located within 10 miles of Westchester County, unrestricted development site, 40 miles north of Times Square, close to the Brewster North Train Station, I 84 & I 684, close to shopping and schools

234 Unit Multi Family development Approved

245 Nichols St, Lake Carmel, NY 10512

Broker Profile



Kevin McGrath

Thirty Five years in the land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management Sales and leasing of commercial properties.

mcgrath868@aol.com
(914) 391-2880
License: Broker



McGrath Realty Inc

1906 Rte 52 Suite H
Hopewell Jct, NY 12533

Current Occupation:	President/Owner McGrath Realty Inc.
Work Experience:	Thirty Five years in the commercial land development/Brokerage business. Considered to be an expert in the Hudson Valley region in New York. Specialties include, large scale developments, Condo tracts, Assisted living, Senior Housing affordable and market rate, Tax Credits, Retail Center Sites, Town Center Communities, Golf Course Developments, Hotel, Office, Raw Land, Consulting and Acquisition. Specialties: Land Development, Management, consulting, Acquisition, development entitlement process, zoning/planning, SEQR process. Property Management
Education:	John F Kennedy
Organizations/Associations:	LoopNet, Inc.
Honors/Awards:	Kennedy Award
Website:	http://www.mcgrathcorp.com/
Interests:	Golf, Football, College Hoops, farming