

FOR SALE



# 606 NY ROUTE 31

Bridgeport, NY 13030



## PROPERTY DESCRIPTION

Located at 606 NY Route 31 in Bridgeport, NY 13030, this expansive 100+ acre site offers diverse opportunities for commercial development. A two-acre cleared commercial parcel, meticulously graded and primed for immediate development and sale for the price of \$510,000. Additionally, the property presents a build-to-suit option, allowing for customized development of a warehouse or industrial building spanning 14,000 SF or more, boasting 20' ceilings and loading/drive-in doors tailored to exact specifications. This build-to-suit arrangement offers prospective tenants the unique advantage of collaborating with the owner to create a tailored space that precisely meets their operational needs and preferences. For further details on this opportunity or to explore additional commercial acreage options, interested parties are encouraged to inquire with Exclusive Agent Joe Desiderio, ensuring personalized assistance throughout the process.

The Site is adjacent to a newly constructed Seneca Savings Bank & Pointe Place Casino and is on NYS Route 31 in Bridgeport only 10.7 miles or 16 minutes from the new Micron Plant along major connector Route 31 with multiple Exit and Entrance points to Route 81 and the I-90 Thruway.

Additional Possible uses Include: Grocery store, Medical, Emergency care, Hotel, Residential development, Warehouse, Retail, Convenience Store, Gas / Service station, Restaurant, or Drug Store.

## PROPERTY HIGHLIGHTS

- Will subdivide and build to suit for users of 14,000 SF or larger
- Eight miles or 10 minutes from NYS Route 81 Entrance/Exit and to I-90 Thruway
- 11 miles or 15 minutes from the new Micron Chip Plant along Route 31 in Clay NY
- All utilities available at the site.
- Adjacent to a Newly Constructed Seneca Savings Bank, B&C Storage, & Pointe Place Casino
- Prime Location on New York 31 in Bridgeport, NY
- High Visibility for Retail and Commercial Development
- Ample space for a Retail Pad or Land Development

## OFFERING SUMMARY

Sale Price:	\$510,000
Lot Size:	2-100+ Acres

## JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

**CENTURY 21**  
**COMMERCIAL.**  
Bridgeway Realty

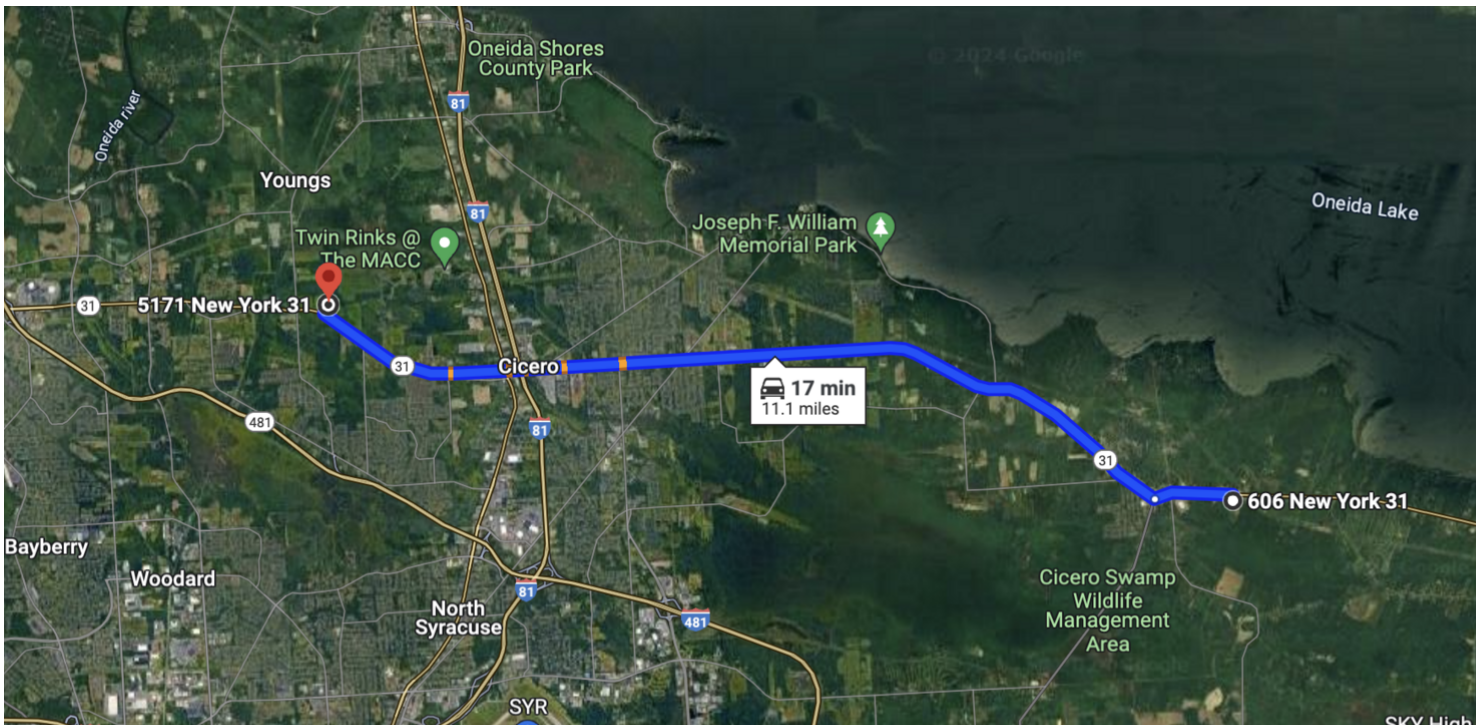
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2+/- ACRES  
BUILD HERE NOW!



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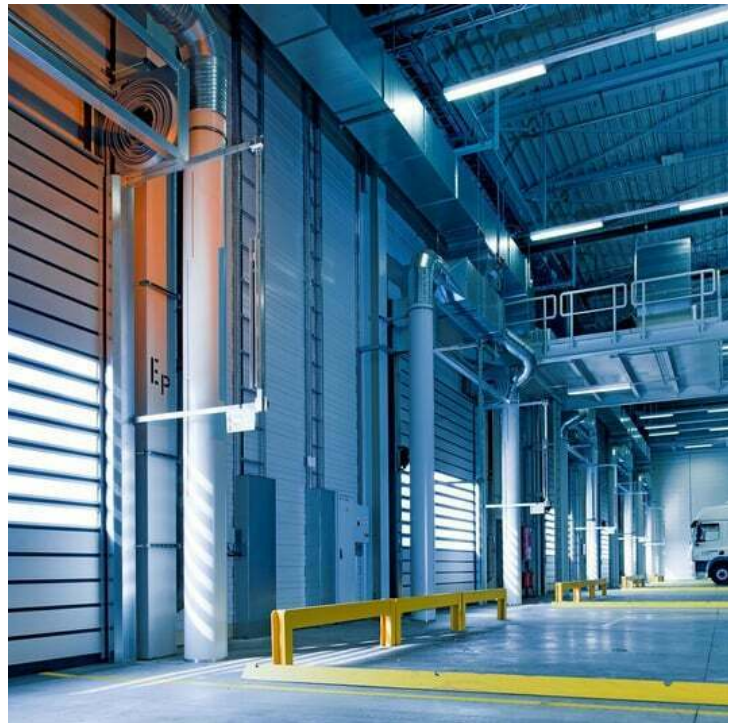
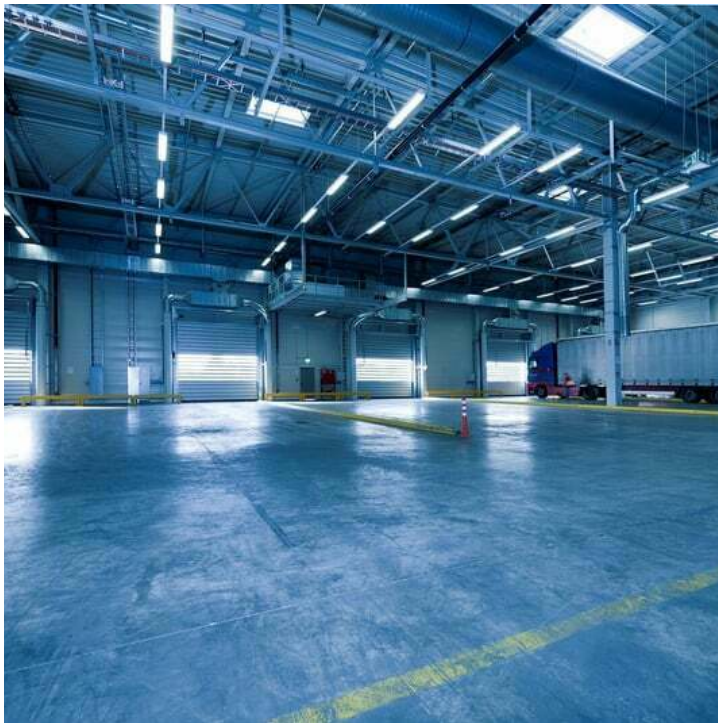


BUILD TO SUIT OPTIONS



# 606 NEW YORK 31

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COMPLETE AVAILABLE ACREAGE



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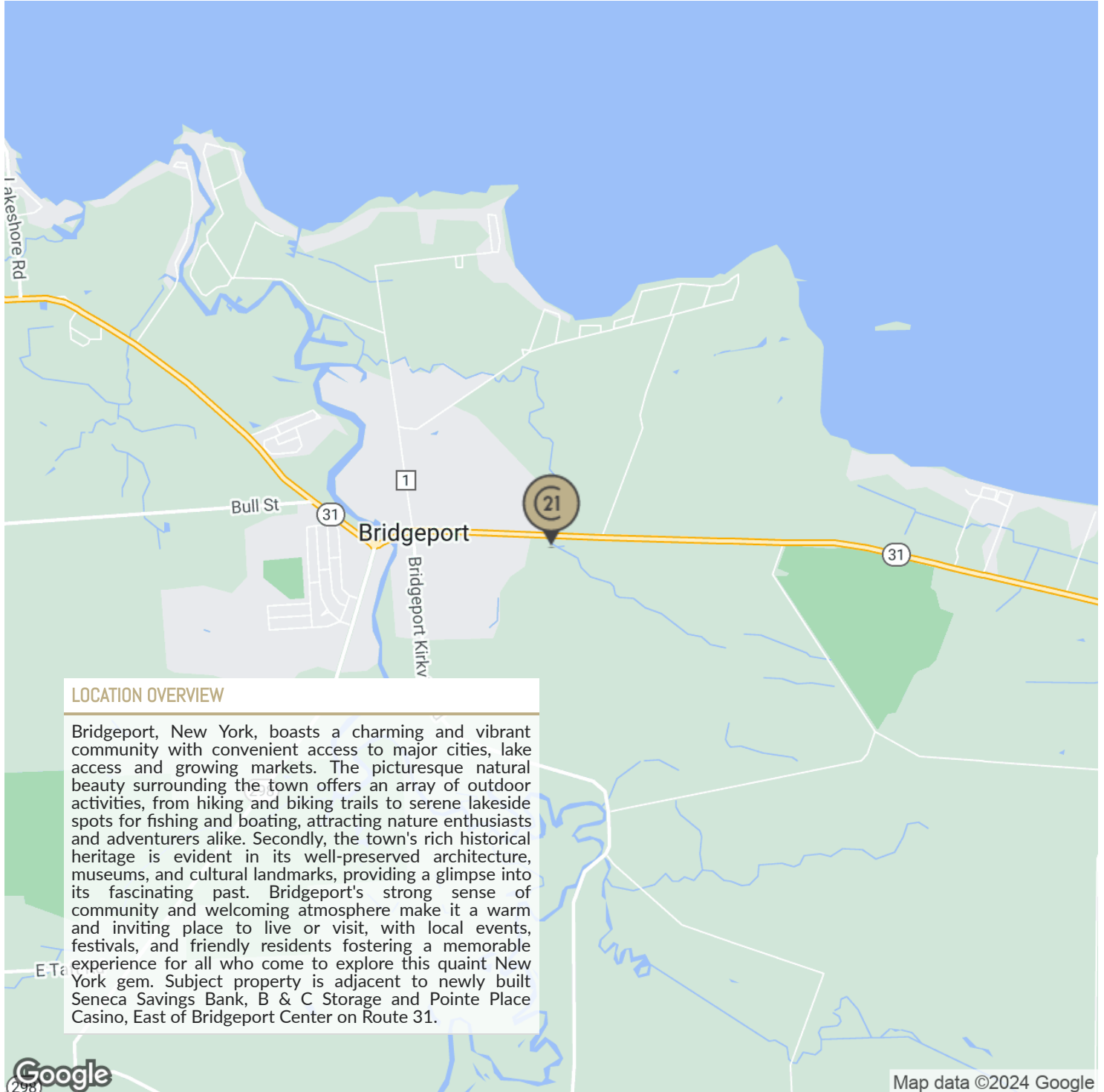
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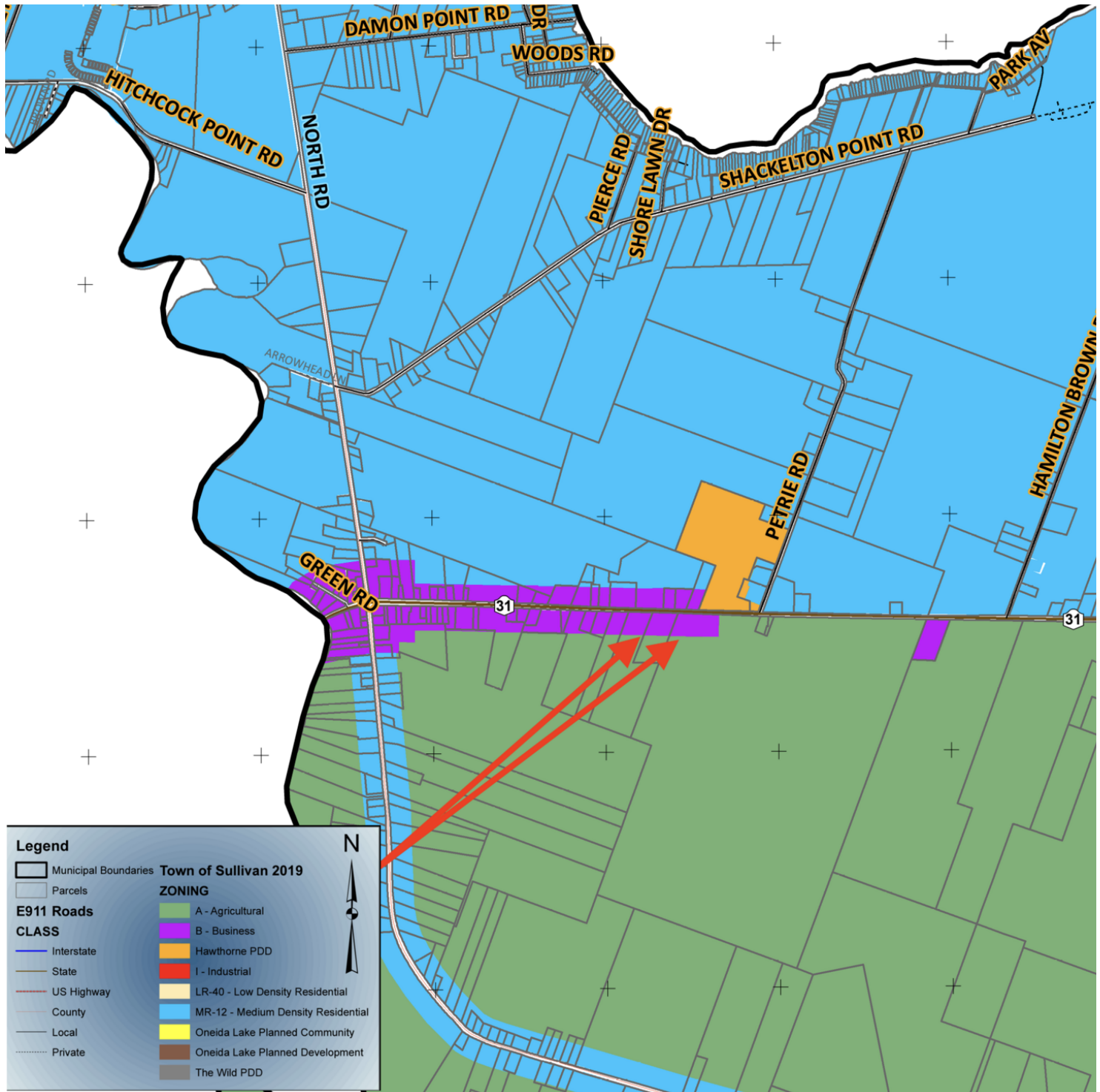
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## BUSINESS/AGRICULTURAL

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# ZONING

## 275 Attachment 2

### Town of Sullivan

#### Zoning Schedule

[Amended 8-12-1981 by L.L. No. 1-1981; 9-6-2000 by L.L. No. 2-2000; 6-26-2002 by L.L. No. 2-2002; 12-17-2014 by L.L. No. 11-2014; 11-2-2016 by L.L. No. 4-2016; 4-4-2018 by L.L. No. 2-2018; 5-2-2018 by L.L. No. 3-2018]

Districts		Uses <sup>10</sup>	Minimum Lot Size		Minimum Yard Dimension (feet)				Lot Coverage, % of Lot Area	Notes
					Front	Side		Rear		
			Area in Square Feet	Width in Square Feet		Total	One			
LR-40 Low Density Residential	P	One-family dwelling	40,000	150	50	30	15	50	25	—
		Two-family dwelling	50,000	150	50	30	15	50	25	
		Farm-related structures								
	SP	Medical facility, multiple-family dwelling, orphanage, accessory buildings (in districts located south of NYS Route 31)	—	—	—	—	—	—	—	1
MR-12 Medium Density Residential	P	One-family dwelling	12,000	75	30	20	8	30	25	2,9
		One-family dwelling	20,000	75	30	20	8	30	25	3,9
		One-family dwelling	40,000	150	30	20	8	30	25	4
		Farm-related structures								
	SP	Same as LR-40, marina	—	—	—	—	—	—	—	1
A Agricultural	P	Same as LR-40, agricultural, agricultural associated low-impact storage/warehousing	—	—	200	75	100	50	25%	—
	SP	Same as LR-40, tourist home, veterinary, cemetery, hotel/motel, club, motor vehicle wrecking yard, riding stable, mobile dwelling (farm use), accessory buildings, low-impact tree service business, kennels (commercial kennels and/or animal day care)	—	—	—	—	—	—	—	1
B Business	SP	Same as LR-40, retail establishments, personal service, restaurant, professional office, fast food restaurant, funeral home, motor vehicle sales & service, gasoline station, accessory buildings, kennels (commercial kennels and/or animal day care)	—	—	—	—	—	—	—	1,6

# SULLIVAN CODE

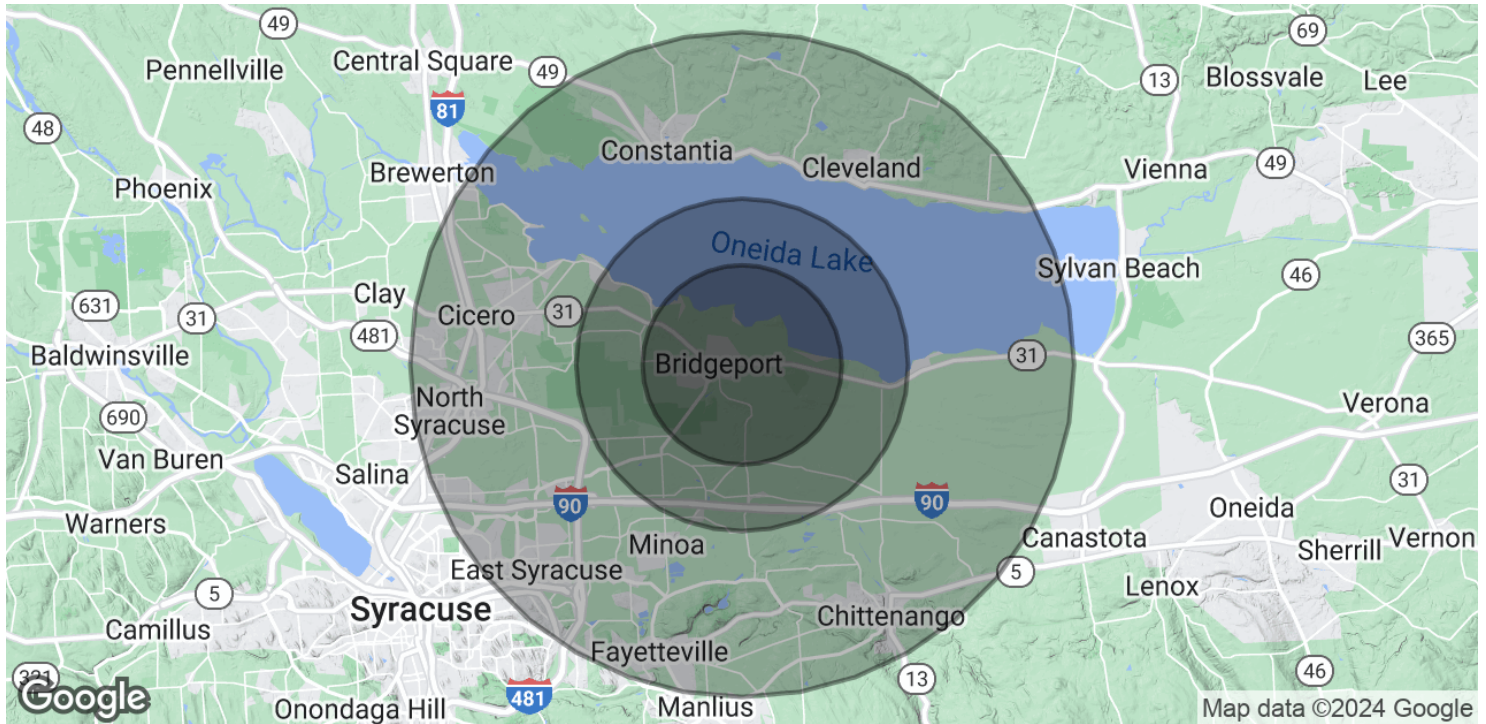
Districts		Uses <sup>10</sup>	Minimum Lot Size		Minimum Yard Dimension (feet)				Lot Coverage, % of Lot Area	Notes
					Front	Side		Rear		
			Area in Square Feet	Width in Square Feet		Total	One			
I Industrial	SP	Same as B, agriculture, industrial, lumberyard, wholesale, laundry, oil/gas storage, accessory buildings, kennels (commercial kennels and/or animal day care)	—	—	—	—	—	—	—	1,6
PDD Planned Development District	SP	Uses permitted by special permit by § 275-12 of Article V for a Planned Development District	—	—	—	—	—	—	—	7
MHPD Manufactured Home Park	SP	Uses permitted by special permit by § 275-12 of Article V for a Manufactured Home Park District	—	—	—	—	—	—	—	—
All Districts	SP	Public utility	—	—	—	—	—	—	—	1
		Public use	—	—	—	—	—	—	—	1
		Religious institution	50,000	150	50	30	15	50	25	—
		School	—	500	100	100	50	100	25	—
		Golf course	—	—	—	—	—	—	—	1

## Zoning Schedule Notes:

- Refer to § 275-9 for lot size, width, and yard requirements. If they are not specifically listed, these requirements will be determined by the Planning Board based on: health, safety, and general welfare standards and existing development in the immediate vicinity. Applicants are encouraged to meet informally with the Planning Board prior to any detailed site planning and design.
- Off-site sewage disposal and water supply.
- Off-site sewage disposal or water supply.
- On-site sewage disposal and water supply.
- A one-family dwelling is treated exactly the same as a mobile dwelling in this district.
- Existing uses which conform to the zoning regulations are not subject to the special permit review and approval procedure for activities which will not enlarge existing buildings or structures by more than 50% or require additional parking.
- Minimum lot size for this district shall be 10 acres.
- Chapter 179, Mobile Home Parks, of the Code of the Town of Sullivan governs this section of this chapter.
- The minimum lot width for property fronting on a state or county highway shall be 150 feet.
- The uses listed here are principal uses either permitted by right (designated by P) or upon approval of a special permit (designated by SP).



## BRIDGEPORT NY 13030



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,602	11,362	114,859
Average Age	45	45	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,920	4,709	48,877
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$105,126	\$103,062	\$103,975
Average House Value	\$273,683	\$251,880	\$229,204

Demographics data derived from AlphaMap

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