

40 Acre Development Site

NORTH GREENBUSH, NEW YORK

FOR SALE | \$250,000



SAM CRITTON
CBR, New York
State Licensed
Salesperson

Sam has been brokering home sales in the Capital Region since 2006 having developed a strong reputation for strong communication and contract negotiation skills. With over 10 years experience focused solely on the residential real estate market representing buyers and sellers, Sam knows the market pricing, understands the importance of timing and responsiveness how to position a home for sale.

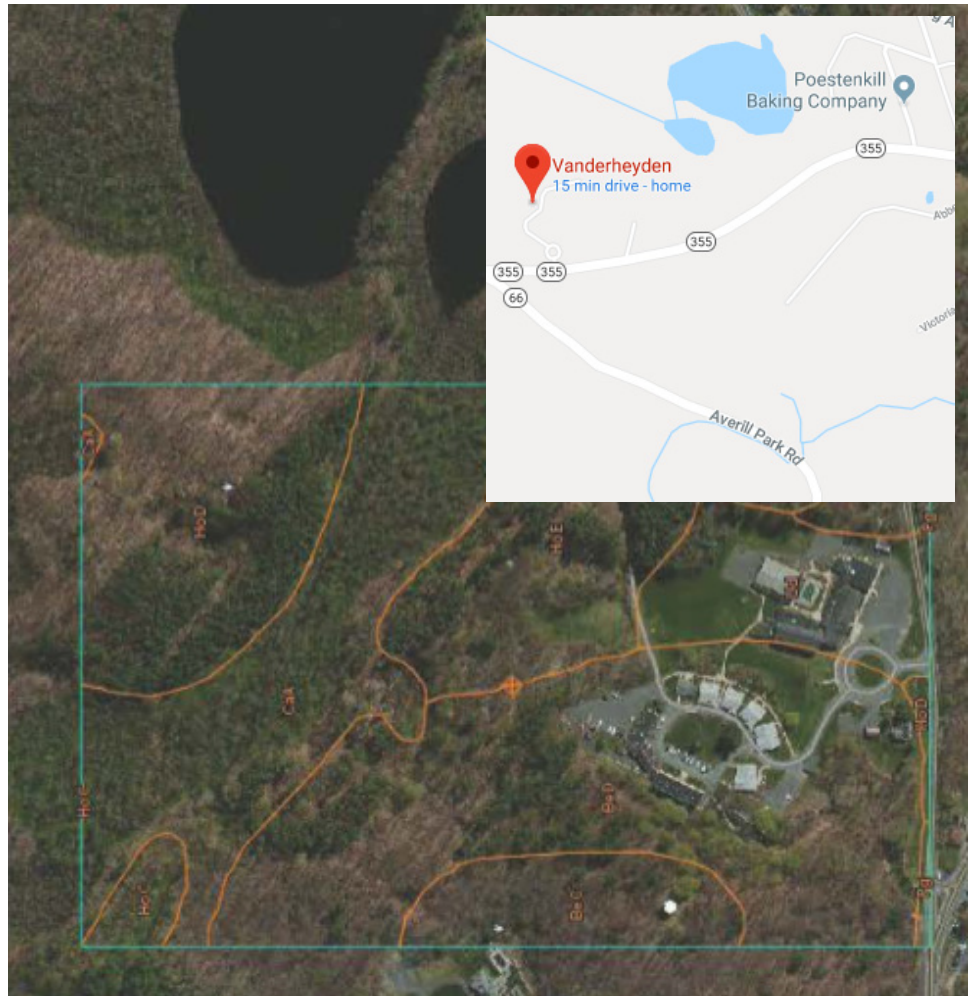
To be effective in today's real estate market, a broker must fully understand both the buyer's financial position and the objectives of sellers to create a win-win transaction. Sam not only excels in doing this, but also goes far beyond, including helping buyers who are relocating to the Capital Region learn their way around and make important connections in the region.

Sam is currently the Chairman of the Town of Nassau Planning Board.

Please call or email Sam to set up a viewing or to learn more about this listing.

TL Metzger and Associates, LLC
418 Broadway
Albany, New York 12207

518-421-8462
Sam@TLMetzger.com



Residential development opportunity

HIGHLIGHTS...

- Located just a few minutes from Wynantskill
- Averill Park school district
- Property is situated on Cooper Hill Rd with frontage on Rt. 355 as well
- Land use and zoning indicated 20-30 residential lots are possible
- Water/sewer connection possible on Route 355
- Topography and wetlands exist on approximately 40% of the property