



390 St Andrews Rd, Walden, New York 12586

Exciting Development Opportunity

Asking: \$2,900,000

Discover an unparalleled opportunity at 390 St. Andrews Road in Walden—a sprawling 40-acre parcel of land awaiting your vision. This extraordinary property blends timeless charm with a picturesque natural landscape, offering a truly remarkable find. Nestled within its boundaries is a beautifully preserved 3-bed, 1-bath, 2,462 square-foot home brimming with character, complemented by 40 acres of lush land.



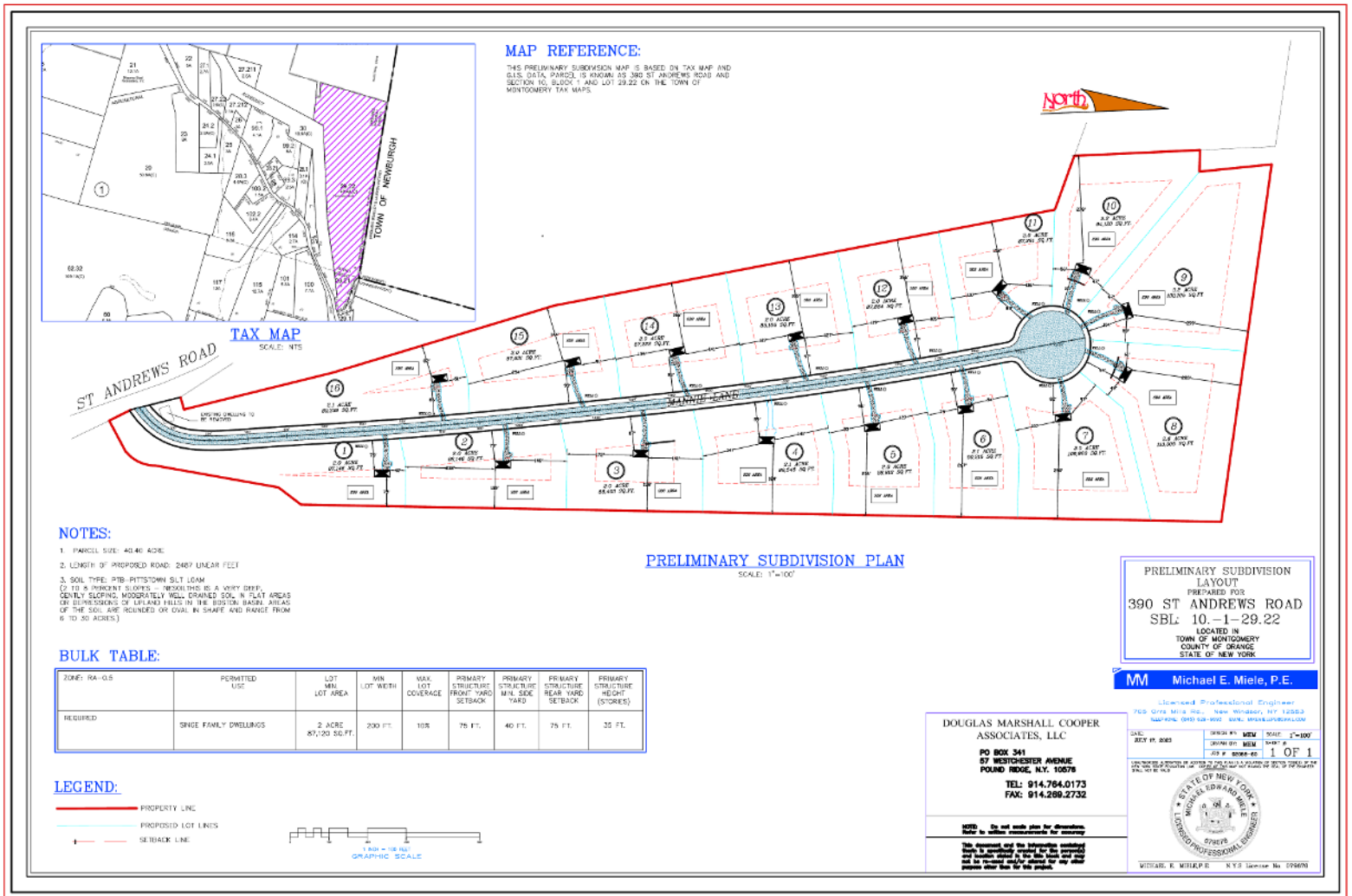
IAN HEYMAN

Licensed Real Estate Salesperson

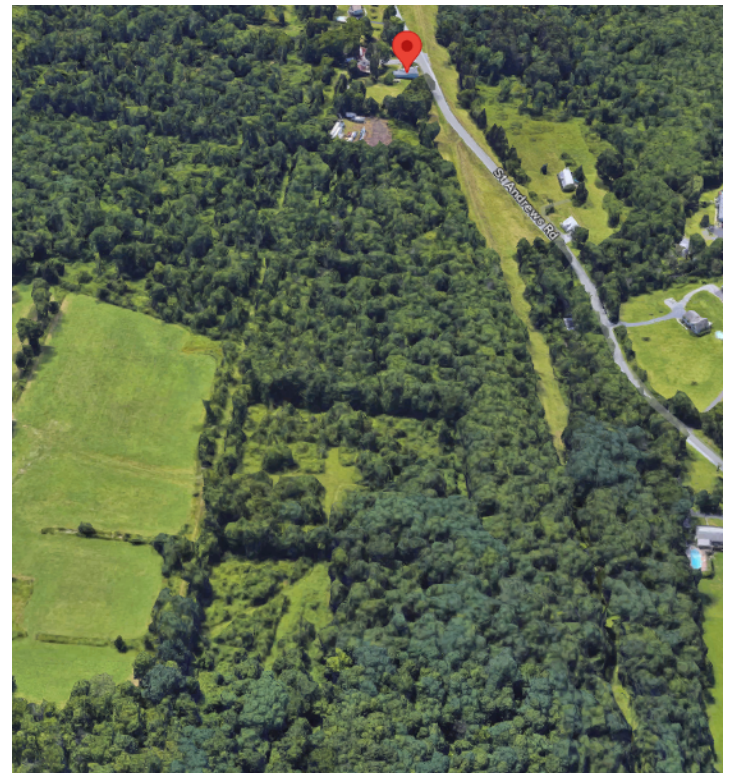
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- 40 + Acres
- Fantastic Location
- Favorable Zoning
- 16 Lot Subdivision
- Close Proximity to interchanges (I87/84)



The possibilities for this property are boundless. The zoning allows for single-family dwellings, Agricultural farms, and public works buildings. Furthermore, you have the potential to convert the existing residential structure into a multifamily dwelling with the support of a special use permit and site plans.

But that's not all! This property also opens doors to exciting ventures such as establishing a thriving Bed and Breakfast, creating captivating Vacation Cottages, developing cutting-edge Battery energy storage facilities, or crafting an enchanting garden center.

Strategically positioned near major interchanges (I87/84), this property becomes a prime location. Preliminary site work for a 16-lot subdivision and favorable zoning regulations ensure a smooth development process, transforming this property into an exceptional canvas for investors and developers alike.

Don't miss the chance to seize this remarkable piece of land that promises not just a home but an opportunity where dreams and visions can truly come to life.

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