

16 Sheehan Road
Liberty, NY 12754
For Sale: $339,000

Type:	Land
MLS#:	935428
Square Footage:	0

16 Sheehan Rd, Liberty - for sale - 2.26 acres of land - $339,000 - Pleased to present a rare 2.26-acre industrial-commercial parcel ideally positioned within the Town of Liberty's IC zoning district, one of Sullivan County's most versatile and business-friendly designations. The IC district allows for a broad range of commercial and light industrial uses including warehousing, distribution, manufacturing, contractor facilities, logistics operations, office development, and showroom or service-based enterprises. With municipal utilities nearby and flexible site design standards, the property offers an exceptional opportunity for both owner-occupants and developers seeking a footprint for new construction or expansion within the Catskills growth corridor. Located just minutes from Route 17 (Future I-86) and a short drive to Liberty's Main Street, this site benefits from convenient regional access and proximity to major employers, healthcare campuses, and tourism anchors throughout Sullivan County. The surrounding area has seen increasing investment in logistics, hospitality, and healthcare sectors, supported by favorable zoning and infrastructure improvements. Whether envisioned as a modern flex building, a small industrial park, a trade-service hub, or a mixed-use commercial concept subject to approvals, 16 Sheehan Rd delivers the zoning capacity, visibility, and scalability to accommodate a wide range of commercial uses. With Industrial-Commercial zoning in place and over two acres of level, developable land, this property represents a strong opportunity for investors and end-users alike to capitalize on Liberty's expanding economic base.

Listing Details

Asking Price: $339,000
MLS ID: 935428
Status: Active
Last Update: 6/27/2026
Type: Land
Added: 368 Day(s) Ago

Property Details

Address: 16 Sheehan Road
Zip: 12754
City: Liberty
County: Sullivan
State: NY
Total Bathrooms: 0

Location Details

Lot Size: 2.26 Acres
Water Front: No
Water Access: No

School Details

School District: Liberty
High School: Liberty
Elementary School: Liberty
Middle School: Liberty

Heating, Cooling, & Utility Details

Sewer Type: Other

Broker Details

Triforce Commercial RE LLC
Jason Horowitz