



**NEW PALTZ**  
40 Sunset Ridge, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$999,000**

New to the market investment opportunity in New Paltz, NY. This 9,380 SF - two story executive office property is made up of 7 units and sits on 3 acres. At 85% occupancy, there is upside in filling the two vacant units, and current rents at approximately 70% of market, this is a value add opportunity for investors. There is no deferred maintenance, and with little term left on many in place leases, it is also available for an owner user. Located 1.3 Miles from Main St. in the Village of New Paltz, and 2.8 Miles from the NYS Thruway. Additional Land Area which is unused may be developed.

**MLS ID:** 20232178

**Status Category:** Active

**Zone:** R1

**Year built:** 1970

**Date added:** Added 8 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 9380 sq ft

**Acreage:** 3

**Age:** 41-60

## EXTERIOR FEATURES

**Lot Dimensions:** 3 Acres

## LOCATION DETAILS

**Area/Town:** New Paltz

**Elementary School:** Duzine K-2

**Directions:** Follow: /state Rte 32 S To Sunset Ridge In New Paltz. Turn Left Onto Sunset Ridge Turn Right. Turn Left, Destination Will Be On The Right.

**School District:** New Paltz Central

**County:** Ulster County

## LISTED BY

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**Contact us**

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