



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 11 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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