



**GREENE**  
5368 NY-32, Catskill, NY 12414

**\$1,700,000**

<https://gristmillrealestate.com>

Unlock the potential of your investment portfolio with a Catskills gem that offers great returns and the possibility of expansion. Located in the heart of the majestic Catskill Mountains, this property is sure to interest savvy investors who are looking for the next big thing, offering both a well-established apartment building and a footprint that has other possible building sites. As you step onto this outstanding 18-acre landscape, you'll be captivated by the breathtaking mountain views. Here your investment remains rock-solid, with a 20-unit motel, including 19 occupied studio and efficiency apartments, plus one partially renovated apartment unit available for viewing. All of this is set within a sturdy 16,000 sq ft steel & cinder block building, providing a steady stream of rental income. For those thinking ahead and looking for future opportunities, you'll be impressed by this potential-filled property. The lay of the land offers the possibility to create additional structures that could enhance your income even further. All of this is set on a wooded property, complete with a babbling stream and open pasture, ready for your amazing ideas. For the savvy investor, the numbers speak volumes - a 7.5% cap rate ensures a solid income property, while tenants shoulder the responsibility of paying rent, leaving you with minimal worries. In addition to this, while tenants pay rent, you, the owner, cover all utilities to guarantee a steady stream of income. Seize this opportunity to write your own success story in the heart of the amazing Catskills. Schedule a viewing today!

**MLS ID:** 20233089

**Status Category:** Active

**Zone:** Commercial

**Year built:** 1950

**Date added:** Added 11 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 16423 sq ft

**Acreage:** 18.5

**Age:** 61-100

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Sewer:** Septic In-ground

**Heating Fuel:** Electric, Oil, Propane

**Water:** Drilled Well

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved, Parking Spaces 20+

**Lot Dimensions:** 18.5 Acres

**Construction:** Masonry, Steel

## LOCATION DETAILS

**Area/Town:** Greene

**Directions:** Nys Thruway To Exit 20. Left On 212 , Right Onto 32. Property On Right Side.

**County:** Greene County

**Neighborhood:** Catskill

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent First Name:** Jeanne

**Agent 2 First Name:** Fred

**Office 2 Name:** Corcoran Country Living

**Agent Last Name:** Rakowski

**Agent 2 Last Name:** Waring



### Contact us

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