



6-8 Allhusen Road
New Paltz, NY 12561
For Sale: \$850,000

Type:	Single Family
MLS#:	20244230
Square Footage:	0
Taxes:	\$8,297
Year Built:	1975

Attention Investors and Growers of All Kinds! Discover a unique opportunity with this exceptional property, formerly three lots combined into one expansive parcel. This rare gem features a multi-unit apartment complex, a former nursery with all plumbing intact, and a beautifully maintained, sun-drenched home with partially finished lower level offering stunning seasonal views of both the Shawangunk Ridge and the surrounding landscape. The entrance is enhanced by exquisite landscaping, including a Weeping Norway Spruce and a European Weeping Beech tree, setting the stage for a botanical paradise. The rental units consist of three studio apartments and one 1 bedroom apartment with living room and office generating over 70k in annual income. The former nursery area, equipped with tractor-trailer access, presents an ideal space for growers of all kinds—whether you're interested in cultivating flowers, vegetables, or specialty plants. The property features an 8-valve watering system equipped with three mechanical timers, making it perfectly set up for agricultural endeavors or horticultural enterprises. Apartment leases are typically month-to-month, with a preference for August-to-August rentals, making these units perfect for SUNY students and others seeking clean, affordable, and well-maintained housing. Enjoy ample parking, upgraded mechanical systems, and internet connectivity. Recent upgrades include a newly installed septic system with a transferable warranty, as well as a new oil tank and furnace, providing peace of mind for the new owners. Water is supplied via a private well, ensuring a reliable source for all your needs. Located near a wealth of local attractions, this property is just a stone's throw from scenic orchards, charming farm stands, and a variety of acclaimed restaurants. Indulge in the culinary delights of the region or explore the nearby resorts like Wildflower Farms Auberge, offering a tranquil escape in nature. For wine enthusiasts, the Shawangunk Wine Trail beckons with its stunning vineyards and award-winning wineries, providing the perfect backdrop for tastings and events. This vibrant community is rich in agricultural heritage, making it an ideal environment for growers to thrive and connect. Full financial information is available upon request. Don't miss out on this incredible opportunity to own a prime property that appeals to both residential and horticultural interests. Seize the moment to invest in this versatile property that offers endless potential!

Listing Details

Asking Price: \$850,000	Taxes: \$8,297	Status: Active
Type: Single Family	MLS ID: 20244230	Last Update: 1/9/2025
Added: 98 Day(s) Ago		

Property Details

Address: 6-8 Allhusen Road	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 7
Total Bathrooms: 8 full	Total Rooms: 11	Home Style: Raised Ranch
Basement: Apartment	Siding: Frame	Year Built: 1975

Location Details

Lot Size: 2.6 Acres	Lot Description: Corner Lot, Garden,	Driveway: Inside Entrance
Water Front: No	Water Access: No	

School Details

School District: Wallkill