



16 Mohonk Avenue
 New Paltz, NY 12561
 For Sale: \$599,000

Type:	Single Family
MLS#:	20250497
Square Footage:	0
Taxes:	\$11,621
Year Built:	1951

THREE-FAMILY PROPERTY IN THE HEART OF NEW PALTZ On a charming tree-lined street just a short walk from New Paltz Village center sits this well-maintained three-family property. Multi-family homes in this prime location rarely come to market, making this a noteworthy opportunity for both investors and potential owner-occupants. The property features an intuitive layout with two similar units on the upper floors, each offering open living rooms centered around attractive brick fireplaces, efficient galley kitchens with dining areas, private access to the backyard, comfortable bedrooms, and full bathrooms. The lower unit provides a contemporary open-concept design with integrated kitchen and living space, a bedroom, and full bath. A one-car garage offers versatile space for storage, a workshop, or additional parking. What sets this property apart is its ideal location just minutes from SUNY New Paltz campus, creating a consistent demand from faculty, staff, and graduate students seeking quality housing. This university proximity, combined with New Paltz's reputation as one of the Hudson Valley's most vibrant communities, ensures strong rental potential year after year. Located just 90 miles from Manhattan, New Paltz continues to attract residents and visitors with its blend of natural beauty, diverse dining options, independent shops, and rich cultural offerings. The town's limited housing inventory and growing popularity contribute to the property's investment appeal. Each unit operates independently with separate utility meters, simplifying management and maximizing returns. The current owner has thoughtfully maintained the property over the years, addressing maintenance needs proactively and preserving its character and functionality. This three-family home represents a balanced opportunity to secure a foothold in New Paltz's desirable real estate market while generating reliable rental income in a community where quality housing remains in high demand. RENTAL NOTES Unit 1 - 1,425 | 12 month lease ending 8/31/25 Unit 3 - 1,425 | 12 month lease ending 6/30/2025 (would like to stay another year) Apt 2 - 1,150 | 12 month lease ending 6/14/2025 -Single bay garage. Currently vacant. Was rented under the previous owner. All utilities (heat/hot water/cooking) are electric. Currently paid by tenants. Snow removal. Currently tenant responsibility. Water/sewer bill is roughly 170 per quarter. Currently paid by owner. Garbage pickup is 35 a month. Currently paid by owner. Lawn maintenance is 50 every other week during the season. Currently paid by owner. -FIREPLACES - Currently capped, lease states no fire.

Listing Details

Asking Price: \$599,000	Taxes: \$11,621	Status: Active
Type: Single Family	MLS ID: 20250497	Last Update: 3/2/2025
Added: 41 Day(s) Ago		

Property Details

Address: 16 Mohonk Avenue	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 0	Fireplaces: 2	Home Style: Ranch
Siding: Frame	Year Built: 1951	

Location Details

Lot Size: 0.22 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

School Details

School District: New Paltz