



232 State Route 32  
New Paltz, NY 12561  
For Sale: \$495,000

Type:	Single Family
MLS#:	851288
Square Footage:	0
Year Built:	1900

Rare Investment Opportunity in New Paltz - Turnkey 3-1800 square Family Property! Don't miss this chance to own a fully operational, income-generating 3-family property in the heart of New Paltz on 2.1 acres. Each of the three spacious units features 1 bedroom, offering comfortable living and strong rental appeal. Current Rent Roll: 1300 (long term tenant). 1400, 1750 (new tenant) Totaling 4,450/month Two of the three units are currently rented below market value, with 1-bedroom units in the area easily renting for around 1,800. That means there's room to increase your monthly income to approximately 5,400/month. Tenants pay all utilities, including heat and electricity, making this an ideal low-expense investment. Recent upgrades include: Newer roof, Updated flooring, Renovated bathrooms, Durable plastic septic system Located just off Route 32 South with a shared driveway, the property also has frontage on Brookside Road—offering potential to add a second private entrance. A multi-bay shed is included on the property, featuring three small bays and one larger bay—perfect for storage or renting out for additional income.

### Listing Details

Asking Price: \$495,000	Status: Active	Type: Single Family
MLS ID: 851288	Last Update: 8/7/2025	Added: 146 Day(s) Ago

### Property Details

Address: 232 State Route 32	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bathrooms: 0
Home Style: Ranch	Attic: Scuttle	Siding: Frame
Year Built: 1900		

### Location Details

Lot Size: 2.1 Acres	Water Front: No	Water Access: No
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### School Details

School District: New Paltz	Elementary School: Duzine	Middle School: New Paltz
High School: New Paltz		

### Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: None		

### Broker Details

eXp Realty	Jason Schobert
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