



234 State Route 32  
New Paltz, NY 12561  
For Sale: \$389,000

Type:	Single Family
MLS#:	851293
Square Footage:	0
Year Built:	1900

Turn-Key Investment Opportunity in New Paltz! Fully occupied and income-producing, this well-maintained 2-family property is a prime addition to any investor's portfolio. Located in the heart of New Paltz with low taxes, this property features two spacious 2-bedroom, 1-bath units, each offering 1,138 sq ft of comfortable living space. Both units are occupied by long-term tenants — one for 7 years — currently generating 1,650 and 1,400/month, with tenants responsible for all utilities. That's 3,050/month in rental income with room to grow, as current rents are below market value — comparable 2-bedroom rentals in the area are averaging around 2,000/month. Additionally, the property includes a concrete block shed, offering further income potential through storage rental or other creative uses.

### Listing Details

Asking Price: \$389,000 MLS ID: 851293	Status: Active Last Update: 8/7/2025	Type: Single Family Added: 145 Day(s) Ago
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### Property Details

Address: 234 State Route 32 Zip: 12561 Attic: Scuttle Year Built: 1900	City: New Paltz County: Ulster Basement: Full	State: NY Total Bathrooms: 0 Siding: Frame
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### Location Details

Lot Size: 1.2 Acres	Water Front: No	Water Access: No
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### School Details

School District: New Paltz High School: New Paltz	Elementary School: Duzine	Middle School: New Paltz
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### Heating, Cooling, & Utility Details

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

eXp Realty	Jason Schobert
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