



236 State Route 32
 New Paltz, NY 12561
 For Sale: \$475,000

Type:	Single Family
MLS#:	851301
Square Footage:	0
Year Built:	1900

Excellent Investment Opportunity - Fully Occupied 3-Family with Expansion Potential This income-generating 3-family property is fully occupied and currently bringing in 4,350 per month, with tenants responsible for all utilities. The building features two 1-bedroom units and one 2-bedroom unit, with an unfinished 4th unit that offers excellent potential for added value. The entire floor is included in the tax-recorded square footage and can be reconverted into a legal unit with the proper permits—unlocking even more income potential. Highlights include a durable metal roof, ample off-street parking with space for more vehicles than needed, and a solid rental history. While the exterior could benefit from some TLC, the property offers strong bones and immediate cash flow. The current rent roll is below market, leaving room for future rent increases and higher returns.

Listing Details

Asking Price: \$475,000	Status: Active	Type: Single Family
MLS ID: 851301	Last Update: 8/7/2025	Added: 146 Day(s) Ago

Property Details

Address: 236 State Route 32	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bathrooms: 0
Home Style: Colonial	Attic: Partially Finished	Basement: Full
Siding: Frame	Year Built: 1900	

Location Details

Lot Size: 1.06 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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