



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

Type:	Single Family
MLS#:	20251014
Square Footage:	0
Taxes:	\$6,825
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	Taxes: \$6,825	Status: Active
Type: Single Family	MLS ID: 20251014	Last Update: 4/22/2025
Added: 48 Day(s) Ago		

### Property Details

Address: 236 Route 32 S	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 0	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

### Heating, Cooling, & Utility Details

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

eXp Realty, LLC	Jason Schobert
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