



425 Main Street
Rosendale, NY 12472
For Sale: \$625,000

Type:	Single Family
MLS#:	20255990
Square Footage:	0
Taxes:	\$7,318
Year Built:	1900

Discover an exceptional mixed-use investment property located in the absolute center of Rosendale's vibrant Main Street corridor. 425 Main St offers versatile commercial and residential income streams, strong existing rent roll, and the rare opportunity to pair it with 423 Main St next door for a powerful investment package. This well-maintained building features one commercial unit plus three residential units, including an accessory dwelling unit behind the main structure. The first-floor commercial space is currently occupied by the seller's family as a consignment shop, and can be delivered vacant—allowing an investor or owner-operator to set market rent or utilize the space for their own business. Total Monthly Residential Rent Roll: 4,415 (excluding commercial space) All tenants pay their own electric and cable/WiFi. The owner covers heat, hot water, landscaping, water/sewer, and garbage. Annual Owner Expenses: Landscaping: 2,100/year Central Hudson: 2,044/year Heating Oil: 6,700/year Garbage: 1,777/year Water/Sewer: 1,781/year Reliable long-term tenants, stable income, and immediate potential to increase returns by leasing the commercial storefront at market rates. Fully occupied residential units with strong history Commercial storefront can be rented for immediate additional income or delivered vacant Accessory dwelling unit adds unique and flexible rental potential Mixed-use zoning expands long-term investment opportunities Walkable location directly on Main Street in the heart of Rosendale Minutes to the Walkill Valley Rail Trail, Minnewaska State Park, and Mohonk Mountain House. Step outside your door to enjoy cafes, restaurants, shops, the Rosendale Theatre, and all the amenities that make Rosendale one of Ulster County's most sought-after small towns. The building sits just moments from outdoor attractions, hiking, biking, and some of the best recreation in the Hudson Valley.

Listing Details

Asking Price: \$625,000	Taxes: \$7,318	Status: Active
Type: Single Family	MLS ID: 20255990	Last Update: 12/9/2025
Added: 72 Day(s) Ago		

Property Details

Address: 425 Main Street	City: Rosendale	State: NY
Zip: 12472	County: Ulster	Total Bedrooms: 5
Total Bathrooms: 3 full	Total Rooms: 13	Basement: Full
Siding: Frame	Year Built: 1900	

Location Details

Lot Size: 0.19 Acres	Lot Description: Near Public Transit	Driveway: Off Street
Water Front: No	Water Access: No	

School Details

School District: Rondout Valley

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: None		