



3 Ann Street
New Paltz, NY 12561
For Sale: \$999,999

Type:	Single Family
MLS#:	1016819
Square Footage:	5,131
Year Built:	1960

****Exceptional Fourplex Opportunity in the Heart of New Paltz**** Welcome to 3 Ann Street, New Paltz, NY — a rare opportunity to own a four-unit property in one of the Hudson Valley's most desirable and consistently high-demand rental markets. Offered at an exceptional price point for New Paltz, this property presents a unique opportunity for investors, owner-occupants, and house hackers to acquire a multifamily asset with immediate upside potential. The current pricing reflects one unfinished apartment renovation, creating an opportunity for the next owner to add value and build equity from day one. To further support the completion of the project, all renovation materials and supplies currently on-site will be included in the sale. The seller simply did not have the opportunity to complete the work. The property consists of three spacious 2-bedroom apartments and one 1-bedroom apartment, offering attractive layouts and strong rental appeal. Three of the four units are currently vacant by design, providing maximum flexibility for the next owner to establish market rents, select tenants, or occupy a unit while generating income from the others. The current owner intentionally chose not to fill the vacancies in order to provide the broadest range of opportunities for future ownership. Recent capital improvements include a new roof and a new oil tank, helping reduce future maintenance concerns and capital expenditures. Ideally located just minutes from SUNY New Paltz, the Village of New Paltz, restaurants, shopping, outdoor recreation, and major commuter routes, the property benefits from strong rental demand and limited multifamily inventory in one of the Hudson Valley's most sought-after communities. Whether you're seeking cash flow, long-term appreciation, portfolio expansion, or the opportunity to live in one unit while the remaining apartments help offset your housing expenses, 3 Ann Street offers exceptional flexibility and value. Please note that the listing photos represent only a portion of what this property has to offer and do not include complete photography of all four apartments. To fully appreciate the size, layout, condition, and potential of each unit, an in-person tour is highly recommended. Properties offering this combination of location, income potential, vacancy flexibility, recent improvements, built-in upside, and attractive pricing rarely become available in New Paltz. Don't miss this opportunity to secure a multifamily investment in one of the Hudson Valley's strongest rental markets.

Listing Details

Asking Price: \$999,999	Status: Active	Type: Single Family
MLS ID: 1016819	Last Update: 6/27/2026	Added: 8 Day(s) Ago

Property Details

Address: 3 Ann Street	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 5,131
Total Bedrooms: 7	Total Bathrooms: 4 full	Basement: Full
Siding: Frame	Year Built: 1960	

Location Details

Lot Size: 1.59 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

School Details

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