HUDSON VALLEY
REAL ESTATE BROKERAGE



1 Lewis Lane
New Paltz, NY 12561
For Sale: $690,000

Type:	Single Family
MLS#:	20264811
Square Footage:	0
Taxes:	$20,041
Year Built:	1965

Rarely available, this established six-unit multifamily property offers an exceptional opportunity to acquire an income-producing asset on 12.9 private, pastoral acres just outside the Village of New Paltz. Combining stable rental income, long-term tenancy, and meaningful value-added potential, the property is ideally positioned in one of the Hudson Valley's most desirable and consistently strong rental markets. The building comprises six apartments distributed across the first, second, and third floors: two studios, two one-bedroom units, one two-bedroom unit, and one three-bedroom unit. A walkout lower level provides valuable additional amenities, including tenant storage, a dedicated laundry facility, and a spacious owner's office suite--an attractive feature for an owner-operator or investor seeking functional on-site workspace. The property's generous acreage provides an uncommon sense of privacy and open space for a multifamily property. Sun-filled grounds offer residents opportunities for raised-bed flower and vegetable gardening, adding to the property's appeal and creating a distinctive community-oriented living environment. Each apartment is separately metered for electricity, with electric service billed directly to tenants. The landlord is responsible for common-area maintenance and other utilities. The property benefits from a stable base of long-term tenants, providing an established income stream while leaving potential for future enhancement and increased value. The location is equally compelling. Set just outside the Village of New Paltz, the property is part of a vibrant college town where the Hudson River Valley meets the dramatic Shawangunk Mountain Ridge. Residents enjoy an extraordinary combination of natural beauty and cultural amenities, with world-class hiking, biking, swimming and rock climbing complemented by exceptional arts, culture, dining and entertainment. A compelling opportunity to acquire a well-established multifamily property with scale, acreage, stable tenancy, and upside potential in one of the Hudson Valley's most sought-after communities.

Listing Details

Asking Price: $690,000
Type: Single Family
Added: 84 Day(s) Ago

Taxes: $20,041
MLS ID: 20264811

Status: Active
Last Update: 11/3/2026

Property Details

Address: 1 Lewis Lane
Zip: 12561
Siding: Frame

City: New Paltz
County: Ulster
Year Built: 1965

State: NY
Total Bathrooms: 0

Location Details

Lot Size: 12.9 Acres
Water Access: No

Lot Description: Garden, Private, Secluded,

Water Front: No

Heating, Cooling, & Utility Details

Heat Type: Oil
Air Conditioning: Varies by Unit

Water Type: Well

Sewer Type: Private Sewer

Broker Details

Halter Associates Realty

Peter Cantine

Pieta Williams