



NEWLY RENOVATED - MOTEL 48 UNITS

NYS ROUTE 42, 392 BROADWAY, MONTICELLO, NY 12701



NYS ROUTE 17 (FUTURE INTERSTATE 86) & NYS ROUTE 42

OFFERING SUMMARY

ADDRESS: NYS Route 42
392 Broadway
Monticello, NY 12701

LOCATION: **NYS Route 17, Exit 105**
(Future Interstate 86)
(2 Minutes / 0.8 Miles)
Interstate 84, Exit 19
(27 Minutes / 27 Miles)

NUMBER OF UNITS: 48 Units

LOT SIZE: 0.72 Acres

BUILDING SIZE: 27,068 SF

ZONING: B-2

SALE PRICE: \$4,295,000



PROPERTY OVERVIEW

Monticello, New York, is a small village in Sullivan County and serves as the county seat. Nestled in the Catskill Mountains, it offers scenic landscapes and easy access to outdoor recreation year-round. The area is known for attractions like Resorts World Catskills, The Kartrite Resort & Indoor Waterpark, and nearby hiking and lake destinations. Monticello has a diverse community and an affordable cost of living compared to many parts of New York State. Its blend of small-town charm, natural beauty, and modern entertainment makes it a gateway to the Catskills region.



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

Mark Cuatt
845.485.3100 x23
mark@crproperties.com



TWO STORY MOTEL - RECENT RENOVATIONS

392 BROADWAY, MONTICELLO, NY 12701

FURNISHED AND DECORATED, FLAT SCREEN TV'S, AIR CONDITIONING



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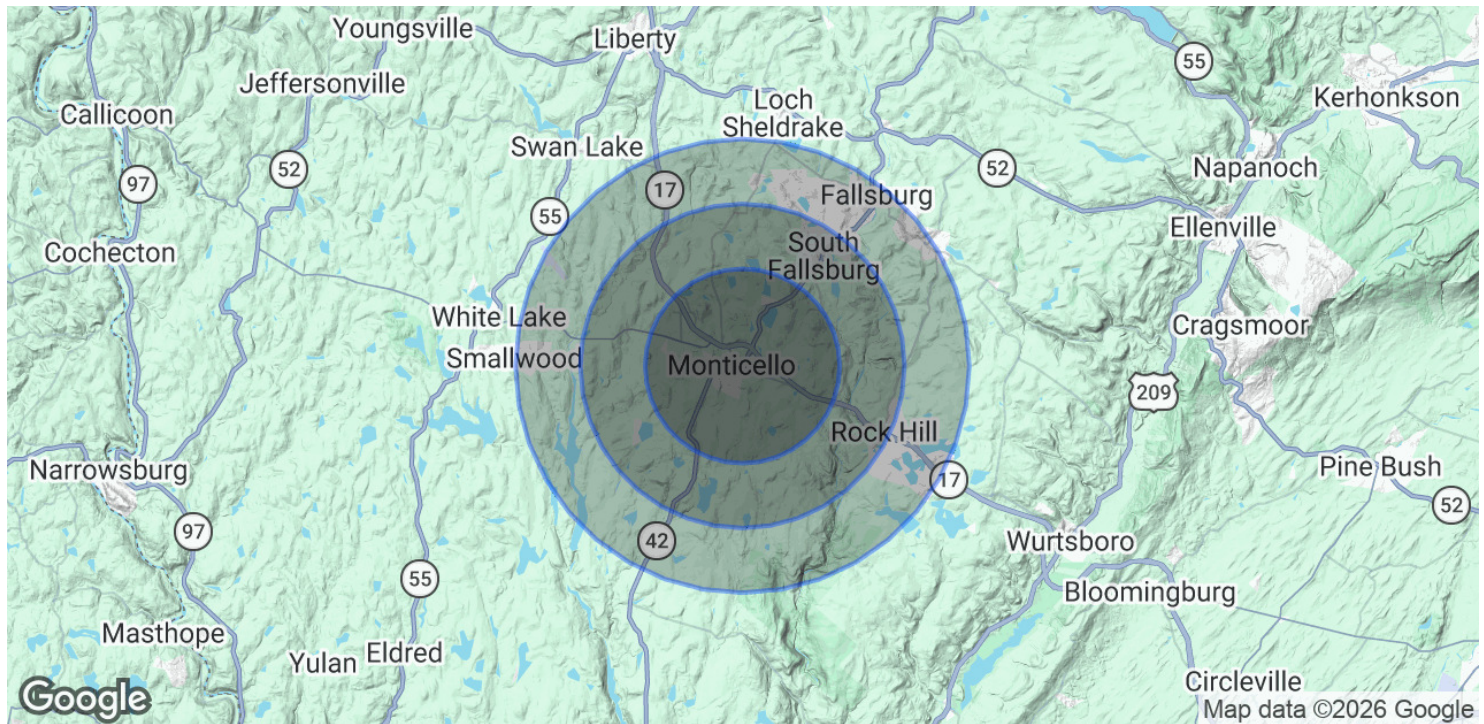




DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

SULLIVAN COUNTY AREA OF NEW YORK STATE



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	11,231	17,556	25,226
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	4,489	6,726	9,540
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$73,773	\$75,647	\$78,824
Average House Value	\$239,961	\$257,039	\$272,796

2020 American Community Survey (ACS)



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