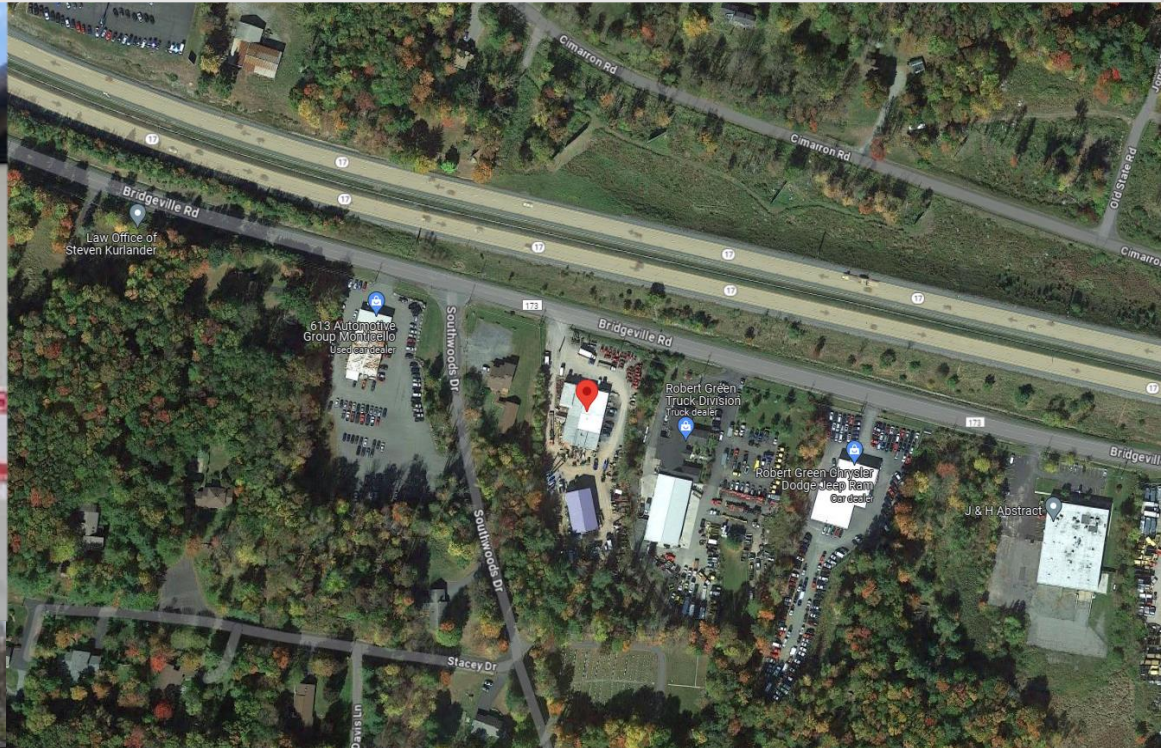


For Sale

Prime Commercial / Residential Property Ideal for Retail, Office, Medical, Industrial or Religious

**Brown
Harris
Stevens** **Bold
Honest
Smart**

740 Southwoods Drive, Monticello, NY, 12701



For Further Information Contact:

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ANIL ERGEZER
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Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

LOCATION:

Section 31 Block 1, Lot 80.3
Section 31 Block 1, Lot 80.1

PLOT SIZE:

2.2 Acres

OCCUPANCY:

288 People

ZONING:

Highway Commercial

REAL ESTATE TAXES:

\$5,500 ±

COMMENTS:

- Excellent visibility & signage
- Easy access from Route 17
- Close to downtown Monticello

PURCHASE PRICE:

Upon Request

DESCRIPTION:

HOUSE – 1,800 ± SF

- 3 Bedroom
- Kitchen
- Living Room
- 2 Bathrooms
- Outside Patio
- Attic
- Gas Heat
- Window A/C

WAREHOUSE – 3,000 SF

LOWER LEVEL

- Windowed
- 7' Ceiling

GROUND FLOOR

- 9' to 12' Ceilings
- Drive-In

ATTIC

UTILITIES:

- Gas Heat
- Septic Tank
- Well Water

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Property Photos

740 Southwoods Drive, Monticello, NY, 12701

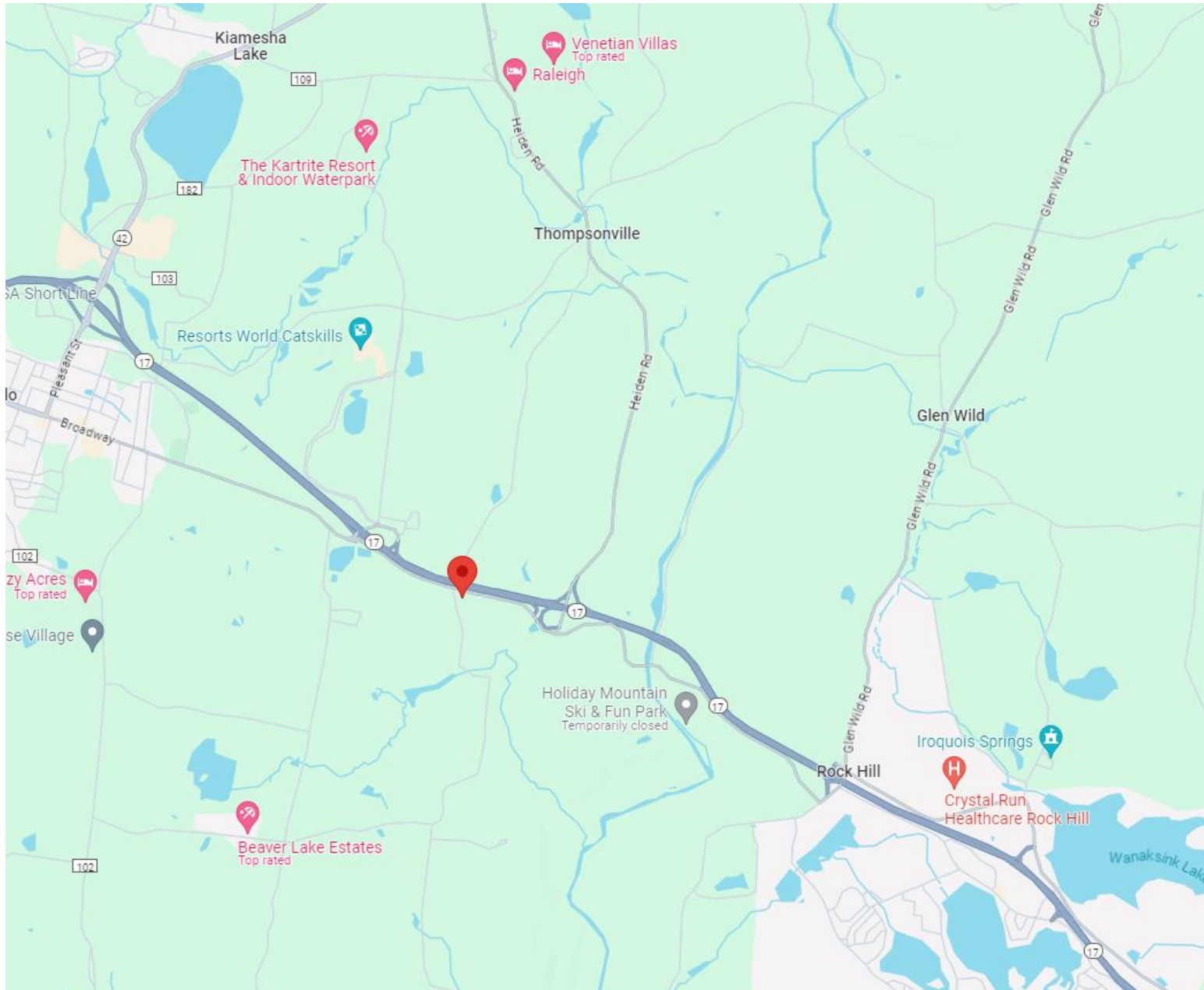


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Locator Map

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