

Prime Development Site

Ideal for Residential/ Retail/ Office/ School/ Religious Use

**Brown
Harris
Stevens**
Bold
Honest
Smart

417 Broadway, Monticello, NY 12701



**Brown
Harris
Stevens**

Commercial
Services

DAVID SARGOY | 516.203.8134 | dsargoy@bhsusa.com | IRWIN RACHLIN | 917.696.7195 | irachlin@optonline.net

Property Highlights

417 Broadway, Monticello, NY 12701

LOCATION:

The site is located in the heart of Monticello. Banks, food establishments, and shopping are in walking distance. Monticello Racetrack is minutes away. Easy access from Route 17.

PLOT SIZE:

Parcel 1 44,000 SF (1.01 acres/ - Lots 13, 14, 15, 17)
Parcel 2 24,394 SF (.56 acres/ - Lot 19)

ZONING:

B-2

PERMITTED USES:

- Retail or wholesale business or service stores
- Professional business offices
- Funeral homes
- Eating and Drinking establishments
- Commercial recreation activities, except drive-in establishments
- Research laboratories
- Accessory buildings

SPECIAL PERMIT:

- Places of Worship, including parish houses, seminaries, convents, and dormitories
- Schools, colleges, and nurseries
- Libraries, museums, parks, playgrounds and golf courses

DEVELOPMENT POTENTIAL:

Residential

PURCHASE PRICE:

\$2,900,000



**For Further Information
and Inspection Contact**

DAVID SARGOY

Director Comm'l RE Division

516.203.8134

dsargoy@bhsusa.com

IRWIN RACHLIN

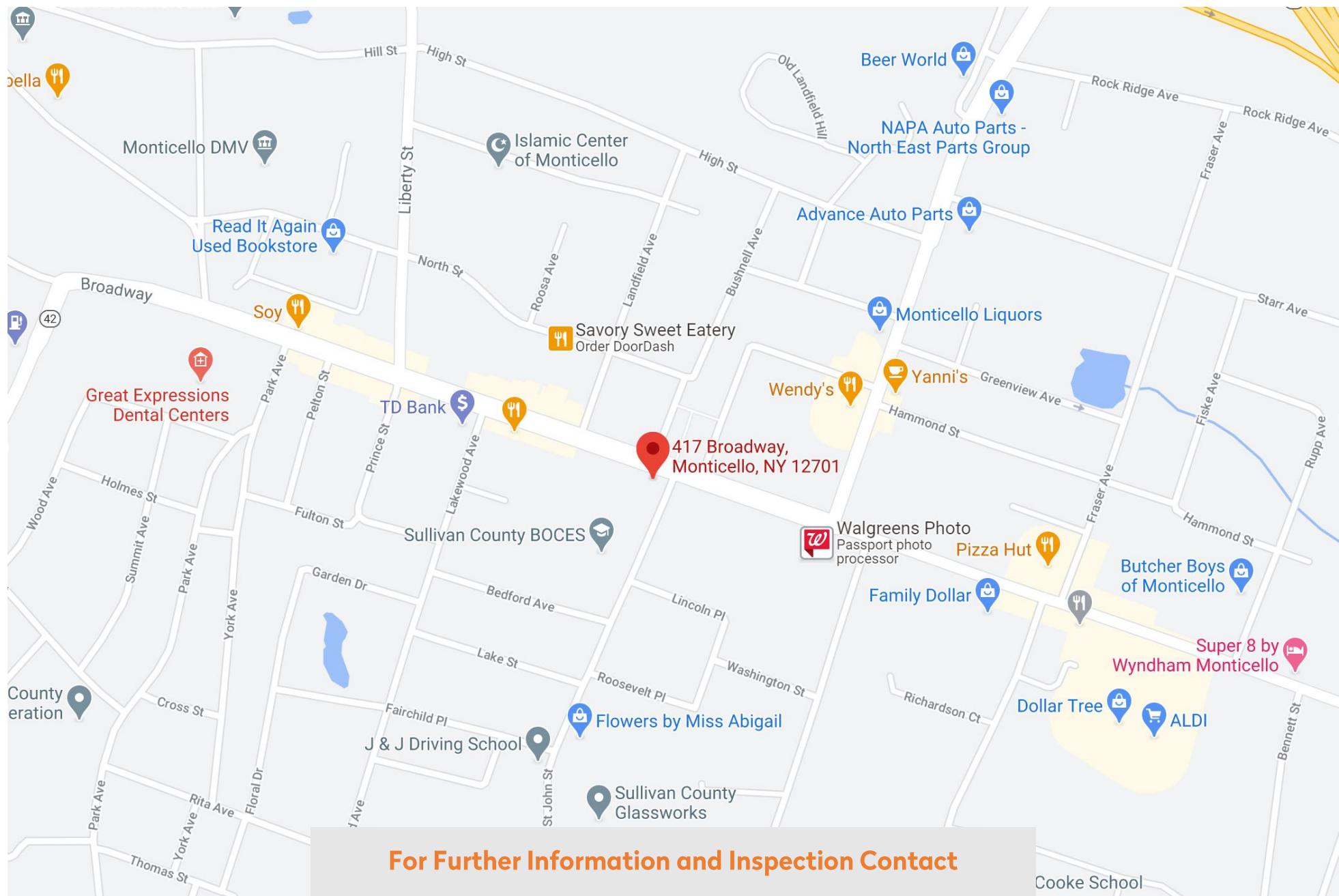
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Map

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417 BROADWAY

Parcel 1

- LOT SIZE: 44,000 Square Feet – Lots 13, 14, 15, 17
- 40 % Lot coverage
- 3 Floors “As of Right”
- Can Build 52,800± Square Feet
- With Special Use Permit
- Can Go 75' high (7 Stories)
- Can Build Up To 123,200± Square Feet

Parcel 2

- LOT SIZE: 24,394 Square Feet – Lot 19
- 40 % Lot coverage
- 3 Floors “As of Right”
- Can Build 29,272± Square Feet
- With Special Use Permit
- Can Go 75' high (7 Stories)
- Can Build Up To 68,301± Square Feet