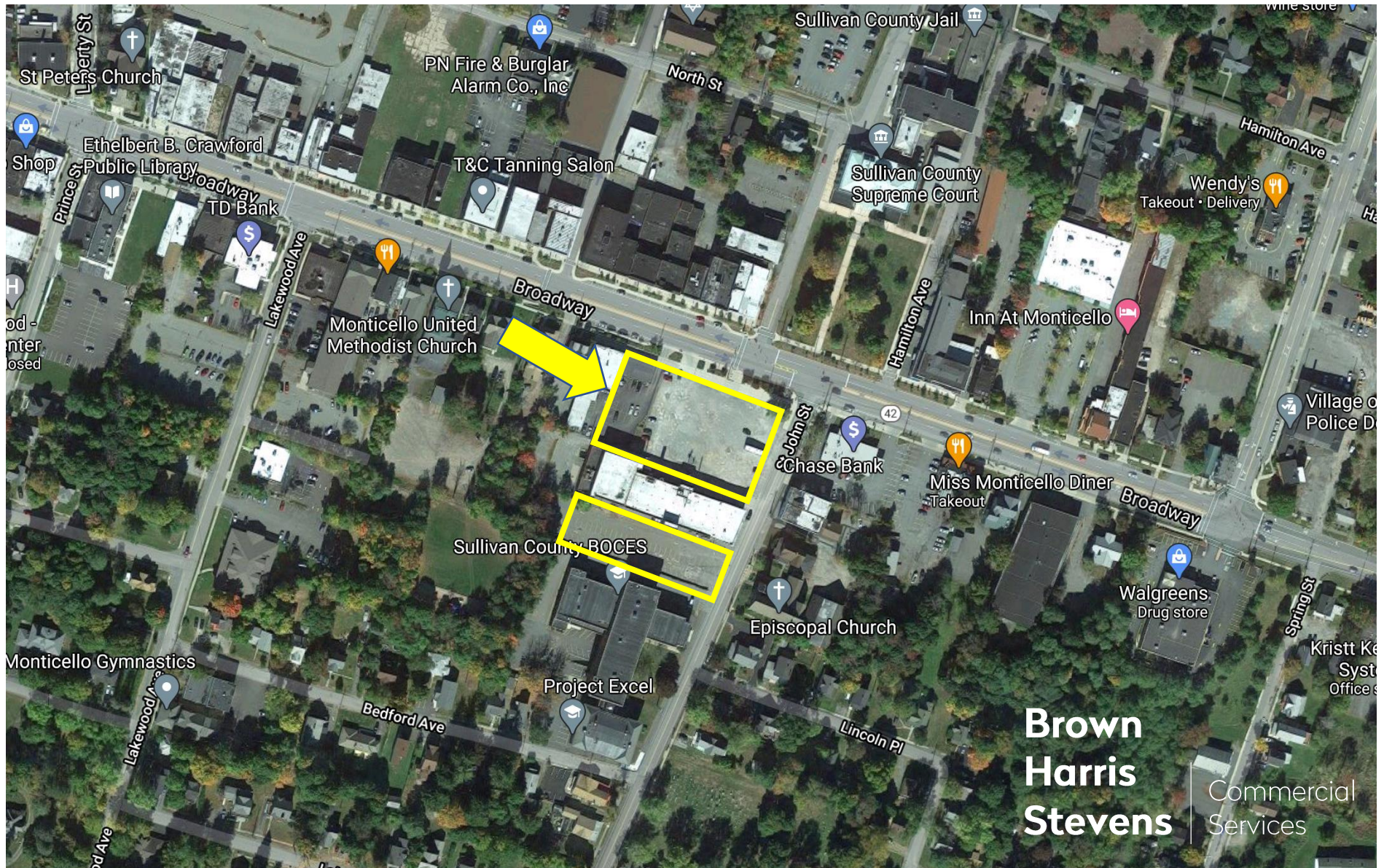


Prime Development Site

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

417 Broadway, Monticello, NY 12701

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



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 in 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:	<ul style="list-style-type: none">-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:	<ul style="list-style-type: none">-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

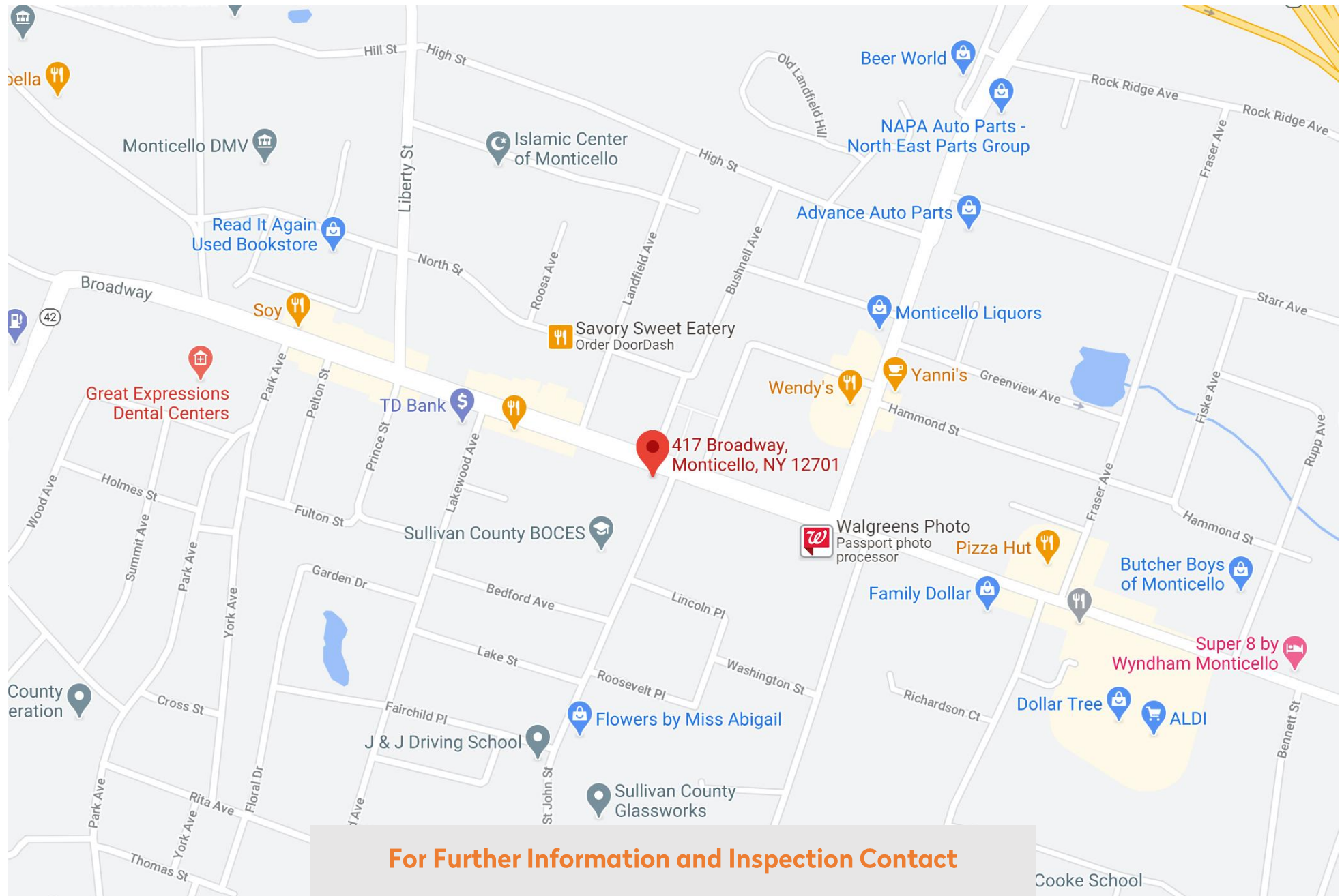
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IRWIN RACHLIN

Senior Lic. Associate RE Broker

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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