



NOW AVAILABLE - 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
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TWO STORY MOTEL

392 BROADWAY, MONTICELLO, NY 12701

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



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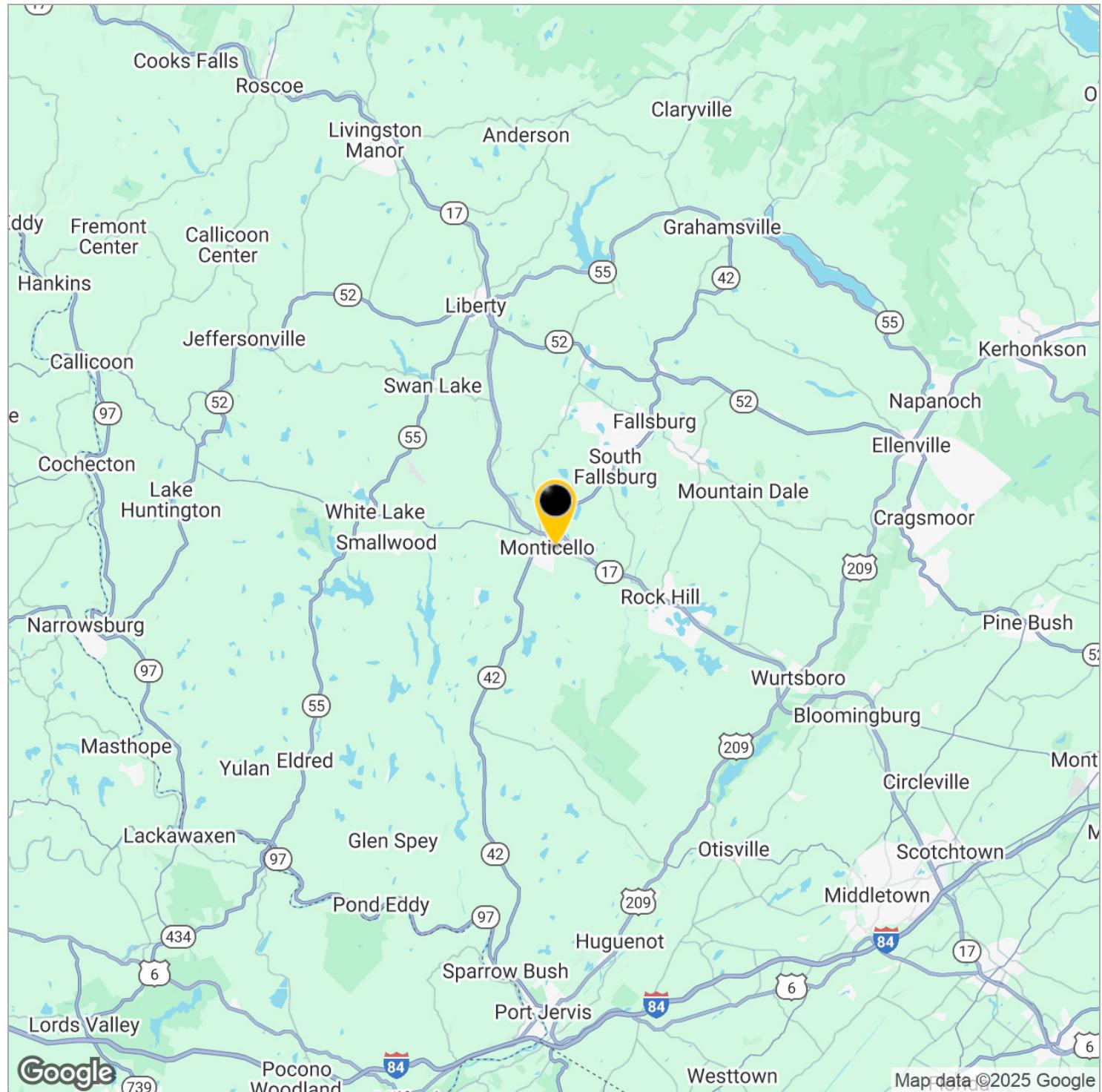
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CASINOS, ENTERTAINMENT, PARKS RESORTS WORLD, BETHEL WOODS, MONTICELLO RACEWAY

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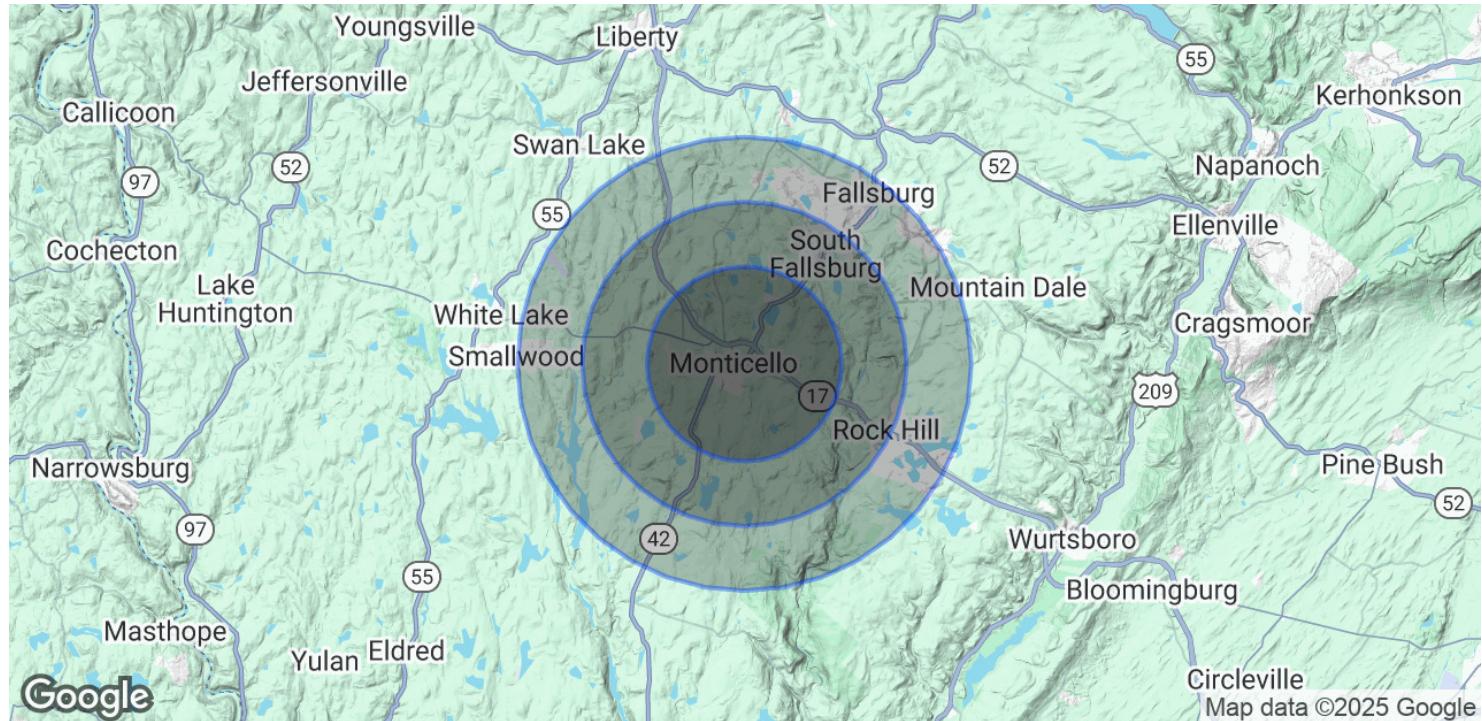
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME



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

Demographics data derived from AlphaMap



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