



2212 Route 145, Durham, NY 12423

\$395,000

ML#: 152669

Type: Multi Family

Bedrooms: 4

Bathrooms: 4 (1 1 2 0)

Approx Finished SqFt: 3684

Remarks - A Wonderful Family Owned and Operated Restaurant in East Durham - Nellie's - with 2 Apartments in the Heart of Durham! The building is approximately 3,684 sq ft. on 1.1 acres with 2 parking areas. The restaurant features a brick pizza oven, a full commercial kitchen, walk-in coolers, 1 full circular bar, 2 dining areas, indoor seating for up to 169 persons, and an outdoor covered deck with additional seating. There are 2 furnished apartments. The 1st apartment has 1 bedroom, 1 bath, a kitchen, and a living room. The 2nd apartment is a studio apartment with 1 bath. The restaurant and apartments have been well-maintained and improved. It's a great opportunity to repurpose the commercial space for housing units. The property's prime location is at the corner of Route 145 and Route 67A. It has great proximity to the area's attractions and amenities as it's 20 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 30minutes to Hunter Ski Mountain, 20 minutes to the Hudson River, 20 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. It's an Exceptional Business Opportunity in a Great Location! View our 3D virtual tour, our drone aerial photography, and our 3D virtual sky tour.

View Virtual Tour and more details at:

<https://show.tours/2212ny-145?b=0>



Ted Banta III

RVW Select Properties

Phone: Primary:518-627-6290 Secondary:518-466-1219

Email: tedbanta3@yahoo.com

Public Detail Report

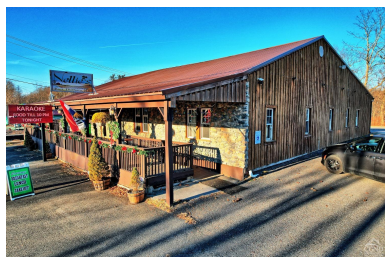
Listings as of 10/30/24 at 10:57pm

Active 05/16/24

Listing # 152669
County: Greene

2212 Route 145, Durham, NY 12423 [Map](#)

Listing Price: \$395,000



Property Type	Multi Family	Property Subtype	Multi Family
Town (Taxable)	East Durham	Approx Finished SqFt	3684
Beds	4	Lot Sq Ft (approx)	47916
Baths	4 (1 1 2 0)	Lot Acres (approx)	1.1000
Year Built	1990		
Tax Map ID	50.01-2-21		
DOM	167		

[See Additional Pictures](#)

[See Virtual Tour](#)

School District Cairo-Durham

Directions From Cairo, take Route 23 West, make a right onto Route 145, the restaurant is at the corner of Route 145 and Route 67A.

Marketing Remark A Wonderful Family Owned and Operated Restaurant in East Durham - Nellie's - with 2 Apartments in the Heart of Durham! The building is approximately 3,684 sq ft. on 1.1 acres with 2 parking areas. The restaurant features a brick pizza oven, a full commercial kitchen, walk-in coolers, 1 full circular bar, 2 dining areas, indoor seating for up to 169 persons, and an outdoor covered deck with additional seating. There are 2 furnished apartments. The 1st apartment has 1 bedroom, 1 bath, a kitchen, and a living room. The 2nd apartment is a studio apartment with 1 bath. The restaurant and apartments have been well-maintained and improved. It's a great opportunity to repurpose the commercial space for housing units. The property's prime location is at the corner of Route 145 and Route 67A. It has great proximity to the area's attractions and amenities as it's 20 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 30minutes to Hunter Ski Mountain, 20 minutes to the Hudson River, 20 minutes to Dutchman's Landing Park/the Historic Catskill Point, 20 minutes to Green Lake, 30 minutes to Colgate Lake, & 45 minutes to Howe Caverns. It's an Exceptional Business Opportunity in a Great Location! View our 3D virtual tour, our drone aerial photography, and our 3D virtual sky tour.

Internet Access Wired Broadband (Cable, DSL, Fiber Optic)

Special Conditions None/Unknown

General Information

Sign on Property No

Zoning 421 - Restaurant

Ag District Pond/Stream No Stream

Flood Zone Signed Ld Paint Disc No (Not applicable)

Inc/Exp State Avail. Yes

of Units 3 (1 restaurant & 2 apartments)

Most Precise Vcty Corner of Route 145 & Route 67A

Property Features

Color Brown
Porch/Deck Options Porch/Deck

Roof Asphalt, Metal, Shingle
Basement Partial, Unfinished

Green Features No

Windows Double Hung

Foundation Block, Poured Concrete

Garage/Parking 2 parking areas

Condition Very Good

Construction Frame

Siding Wood

Utilities

Water Well

Sewer Septic Tank

Heat Type Forced, Hot Air, Propane, Oil

Water Heater Off Furnace (2 oil hot water tanks: 1 kitchen, 1 apts)

of Furnaces 2

Electric 200 Amps

of Heaters 2

of Meters 1

Public Records

School Tax \$5724.69

Town Tax \$5052.58

Assessment \$255000

Assessors FulMrktVal \$614500.00

Tax Exemptions No

Unit 1

Unit 1 - Rooms Dining Room (Main dining room with bar: 43.74x44.32), Kitchen (Full commercial kitchen: 26.75x26.05), Bathrooms (2 bathrooms: 9.79x11.34 & 11.32x11.81), Other Room (2nd dining room w/ brick oven: 24.46x37.)

Unit 1 - Occupied Yes (Restaurant - owner occupied)

Unit 2

Unit 2 - Rooms Living Room (10.37x7.56), Kitchen (7.59x12.71), Bedrooms, Bathrooms (3/4 bath: 6.83x6.24)

Unit 2 - Occupied No (Unit is used for Airbnb)

Unit 3

Unit 3 - Rooms Living Room (9.69x19.26), Bedrooms (9.41x9.66), Bathrooms (3/4 bath: 8.74x4.91)

Unit 3 - Occupied No (Unit is used for Airbnb)

Unit 1 - Appliances Other (Full commercial kitchen)

Unit 1 Description Restaurant & Bar

Unit 2 - Appliances Range, Refrigerator

Unit 2 Description First Floor Rear Apartment

Unit 3 - Appliances Refrigerator (Small refrigerator)

Unit 3 Description 2nd Floor Studio Apartment

Presented By:

Ted Banta III

Primary: 518-627-6290
Secondary: 518-466-1219
Other:

E-mail: tedbanta3@yahoo.com

Web Page: <https://rvwselectproperties.com/>

RVW Select Properties

7 W Moorehouse Rd
Cairo, NY 12413
518-943-5303
Fax : 866-466-9172

See our listings online:

<https://rvwselectproperties.com/>



October 2024

Featured properties may not be listed by the office/agent presenting this brochure.
Information not guaranteed.

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U.S. Patent 6,910,045





35.03-1-28
Peak Land
Partners LLC

50.01-2-13
Cahill,
Martin

50.01-2-20
Burke,
Kimberly

50.01-2-10
Cook, Milton
S. Jr

50.01-2-12
Stratis,
Salvatore J.

50.01-2-25
East Durham Vol
Fire Co Inc

50.01-2-18
Scheper,
Frederick W.

50.01-2-21
Nellie's of
East Durham LLC

50.01-2-23
McGuire,
Patrick J.

50.01-1-24
Kelly,
Katherine M.

50.01-2-24
DiResta,
James

50.01-1-37
Emerald Square
Enterprises LLC



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50.01-1-37
Emerald Square
Enterprises LLC

Greene County



Image Mate Online

Details for Taxes Levied in 2024

Tax Links
Property Info
Tax Info

Municipality of Durham

Swis:	193000	Tax Map ID#:	50.01-2-21
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2024 County/Town Taxes			
Description	Rate (per \$1000 or Unit)	Value	Amount Due
County Tax	6.308530	255,000.00	1,608.68
Town Tax	8.969550	255,000.00	2,287.24
Ambulance District	1.369993	255,000.00	349.35
E durham fire	1.284986	255,000.00	327.67
E dur It #2	1.880952	255,000.00	479.64
			Total: 5,052.58

2024-25 School
No School tax information is available.



Info-Tax Online

CAIRO-DURHAM CSD Albany, Greene, Schoharie Counties

PAY TO: Cairo Durham CSD Tax Collector, POB 10, Cairo, NY 12413 (518) 622-8534 ext. 25140

Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year: ▼

Last Updated: 09/13/24 02:40 pm

Owner: Nellie's of East Durham LLC c/o Bernadette Gavin-Palmieri 118 Golden Hill Rd Cornwallville, NY 12418	Tax Map # 50.01-2-21 Tax Bill # 006225 Bank Code: School Code: 192401 Property Class: 421	Tax Roll: 1												
Location: 2212 Route 145 SWIS: 193000 Durham	Acreage: 1.1 Frontage: Depth:	Liber: 2022 Page: 350												
<table border="1"> <tr><td>Full Value:</td><td>614,500</td></tr> <tr><td>Assessment:</td><td>255,000</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>5,724.69</td></tr> <tr><td>Tax Paid:</td><td>0.00</td></tr> <tr><td>Balance:</td><td>5,724.69</td></tr> </table>			Full Value:	614,500	Assessment:	255,000	STAR Savings:	0.00	Tax Amount:	5,724.69	Tax Paid:	0.00	Balance:	5,724.69
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Assessment:	255,000													
STAR Savings:	0.00													
Tax Amount:	5,724.69													
Tax Paid:	0.00													
Balance:	5,724.69													

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	16,700,576	255,000	22.420589	5,717.25
Library Tax	21,745	255,000	0.029195	7.44

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
payments made directly to the County**

Pay Balance	Late Fee Schedule	Tax Certification	Request Certification
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AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 2212 Route 145, Durham/East Durham, NY 12423

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

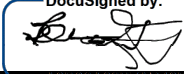
Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

_____ The aforementioned property IS located in an agricultural district.

^{DS} IS NOT _____ The aforementioned property IS NOT located in an agricultural district.

I have received and read this disclosure notice.

DocuSigned by:			
		12/14/2023	
_____	_____	_____	_____
Seller	Date	Purchaser	Date
_____	_____	_____	_____
Seller	Date	Purchaser	Date



Division of Licensing Services

New York State
Department of State
Division of Licensing Services
 P.O. Box 22001
 Albany, NY 12201-2001
 Customer Service: (518) 474-4429
 www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the

agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent

under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman of RVW Select Properties
(Print Name of Licensee) *(Print Name of Company, Firm or Brokerage)*

a licensed real estate broker acting in the interest of the:

Seller as a *(check relationship below)*

Buyer as a *(check relationship below)*

Seller's Agent

Buyer's Agent

Broker's Agent

Broker's Agent

Dual Agent

Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance Informed Consent Dual Agency

Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Nellie's of East Durham LLC acknowledge receipt of a copy of this disclosure form:

Signature of Buyer(s) and/or Seller(s):

DocuSigned by:

A9632A82B7AD486...

Date: _____

Date: 12/14/2023



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644


New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/
Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Nellie's of East Durham LLC

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature  Date: 12/14/2023

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.