

SALE

40 Sunset Ridge Offices

40 SUNSET RIDGE RD

New Paltz, NY 12561

PRESENTED BY:

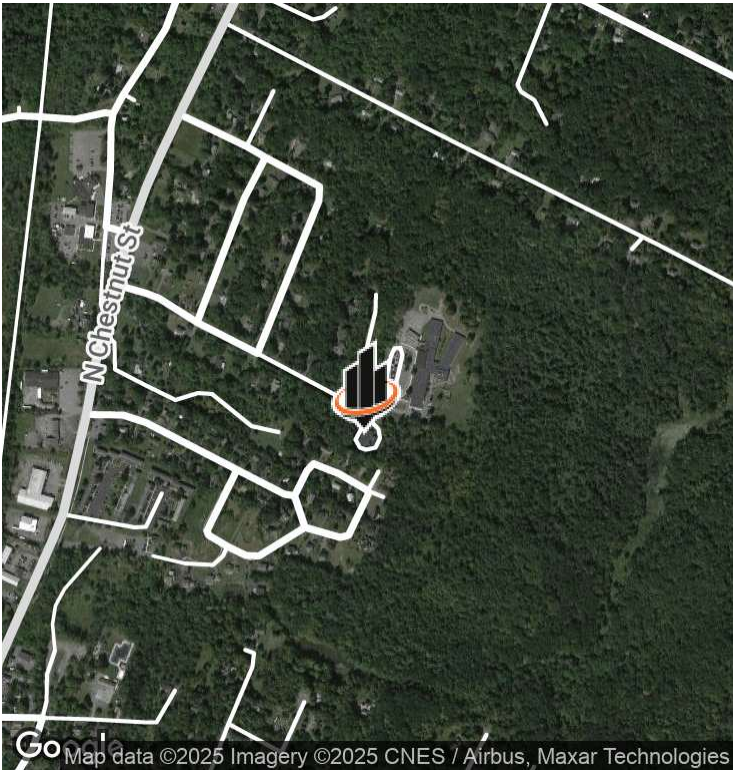
NATE KANNEY, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$899,000
NUMBER OF UNITS:	6 (7 Metered)
LOT SIZE:	3 Acres
BUILDING SIZE:	8,753 SF
TAXES	\$28,198
OCCUPANCY:	48%
TYPE:	Owner User or Investment
ZONING:	R-1

PROPERTY DESCRIPTION

This 8,753± NRSF, six-unit office building presents an exceptional opportunity for both owner-users and investors. With 48% current occupancy, the property generates income while allowing for additional lease-up potential. The flexible layout accommodates various professional office uses, making it an attractive option for businesses seeking space in the growing New Paltz commercial corridor.

Located just 1.5 miles from the Village of New Paltz, the property offers convenient access to local restaurants, shops, and services. It is situated 2 miles southwest of Duzine Elementary School, contributing to steady local business activity. Accessibility is a key advantage, with the New York State Thruway (I-87) just 2 miles away via Exit 18, ensuring seamless regional travel. Additionally, the property is within a 25-30 minute drive to both Kingston and Poughkeepsie, making it well-positioned for businesses seeking access to a broader customer and client base.

The building features ample on-site parking and offers flexibility for a range of professional office uses, including legal, medical, financial, and tech-based workspaces. It is particularly well-suited for an owner-occupier looking to offset costs with rental income or an investor seeking a value-add opportunity in a high-demand market. With existing tenants already in place, this property provides a stable foundation with room for increased cash flow.

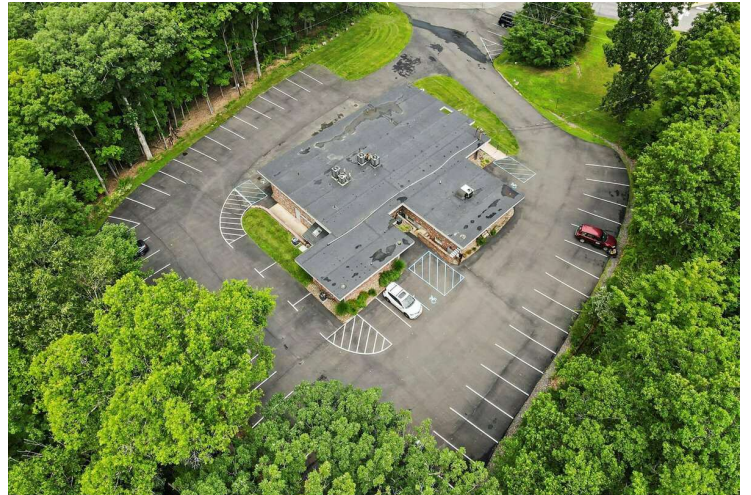
For financials, rent roll details, and a private showing, contact us today.

PROPERTY HIGHLIGHTS

- Adjacent to Millbrook Preserve
- Close Proximity to the Village of New Paltz and NYS Thruway
- Ample parking on site for tenants and visitors
- Opportunity for owner occupiers looking for additional rental income
- Ideal for professional offices, tech startups, creative workspaces, business incubators or shared office concepts

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ADDITIONAL PHOTOS

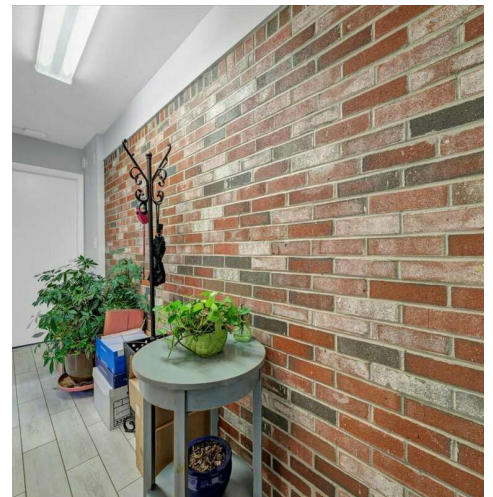
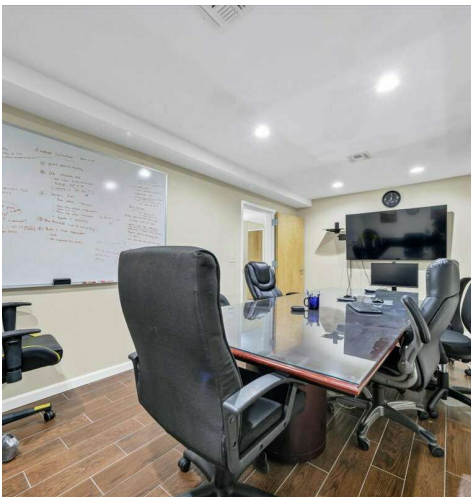
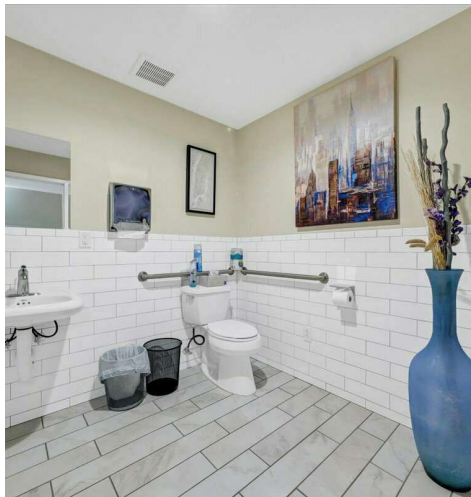
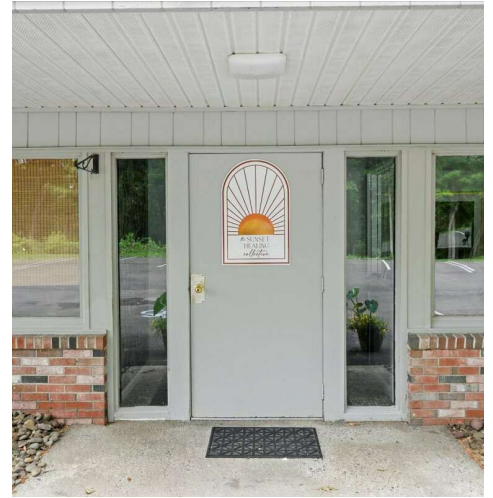


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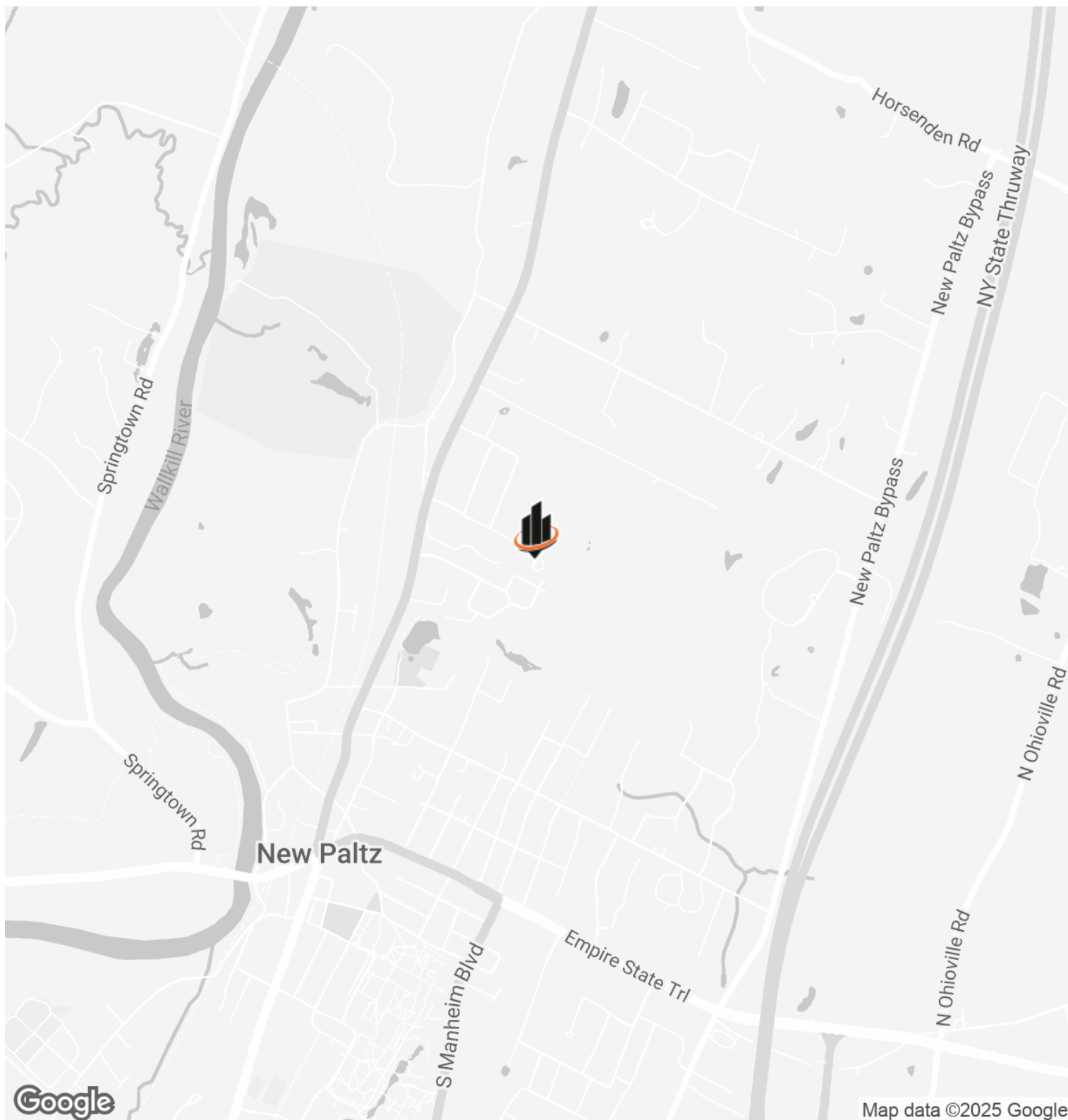
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LOCATION MAP

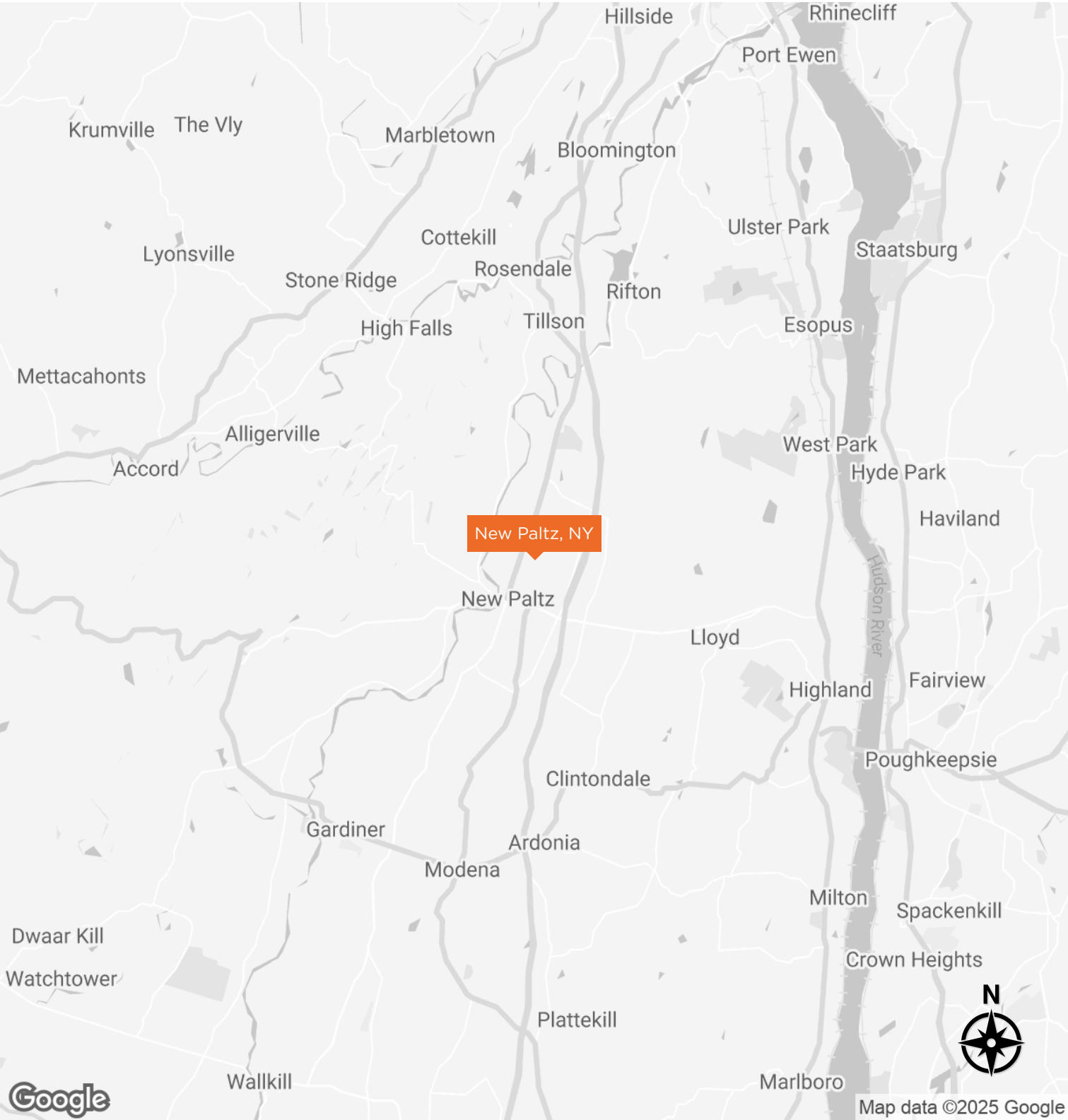


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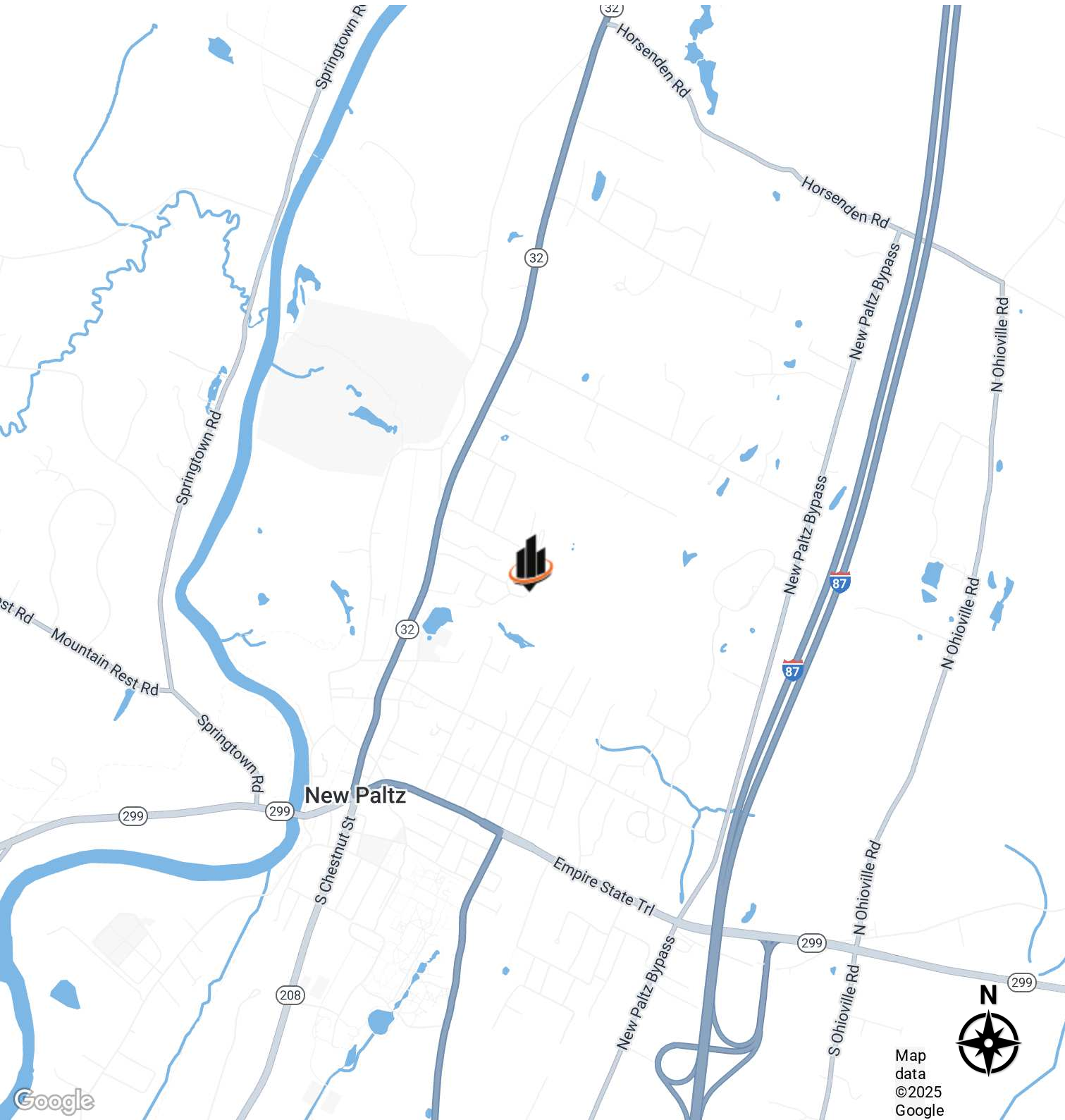
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REGIONAL MAP



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RETAILER MAP



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