



FOR SALE

3783 NY RT 32
SAUGERTIES, NY

10.3 ACRE CAMPGROUND FOR SALE

Blue Mountain Campground, located at the base of the Catskill Mountains in Saugerties, NY consists of three separate, contiguous parcels totaling 10.3 acres.

The property is within 5 miles of NYS Thruway at Exit 20 in Ulster County and is an easy drive to nearby towns including historic Kingston, iconic Woodstock, Hunter Mountain Ski area, Belleayre Ski area and the 700,000-acre Catskill (Mountains) Park.

Offered For Sale: \$2,950,000

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BLUE MOUNTAIN CAMPGROUND

3783 NY-32, Saugerties, NY | Ulster County
FOR SALE



10.3 ACRES ON 3 PARCELS



*Lot lines are approximate

Property Highlights

Welcome to Blue Mountain Campground located at the base of the Catskill Mountains in Saugerties, NY. Blue Mountain Campground is unique because it not only provides year-round RV, cabins, tent sites and lodging income, it also features 5 apartments, 5 single-wide mobile homes and 1 double-wide mobile home that are currently rented out as full-time rentals, an additional apartment utilized as the owner's residence which can either be used by the new owners, by a campground manager or rented out for additional rental income.

In addition to these income streams, the campground also derives income from store sales, outdoor storage yard rentals, propane sales, laundry income and arcade income.

Owner recently upgraded the in-store point-of-sale system, added a new website, a new online reservation system, new video surveillance system, plus recently installed 300 feet of heated water lines that allows for year-round RV pad site rentals.

The entire property consists of 10.3 acres situated on 3 contiguous parcels with 24 RV pad sites that offer full hookups and 2 additional RV pad sites that offer both water and electric. There are also 22 tent sites and 5 cabins available for daily rentals. The campground features a playground, new pool, upgraded WiFi network, fiber-optic cable tv, two bathhouses (with one being heated for year-round use) and a new pavilion that serves as a theater for spring, summer and fall use. There are two barns and a heated two-bay garage that can be utilized for making equipment repairs or for additional storage area.

All equipment is included in the sale offering.

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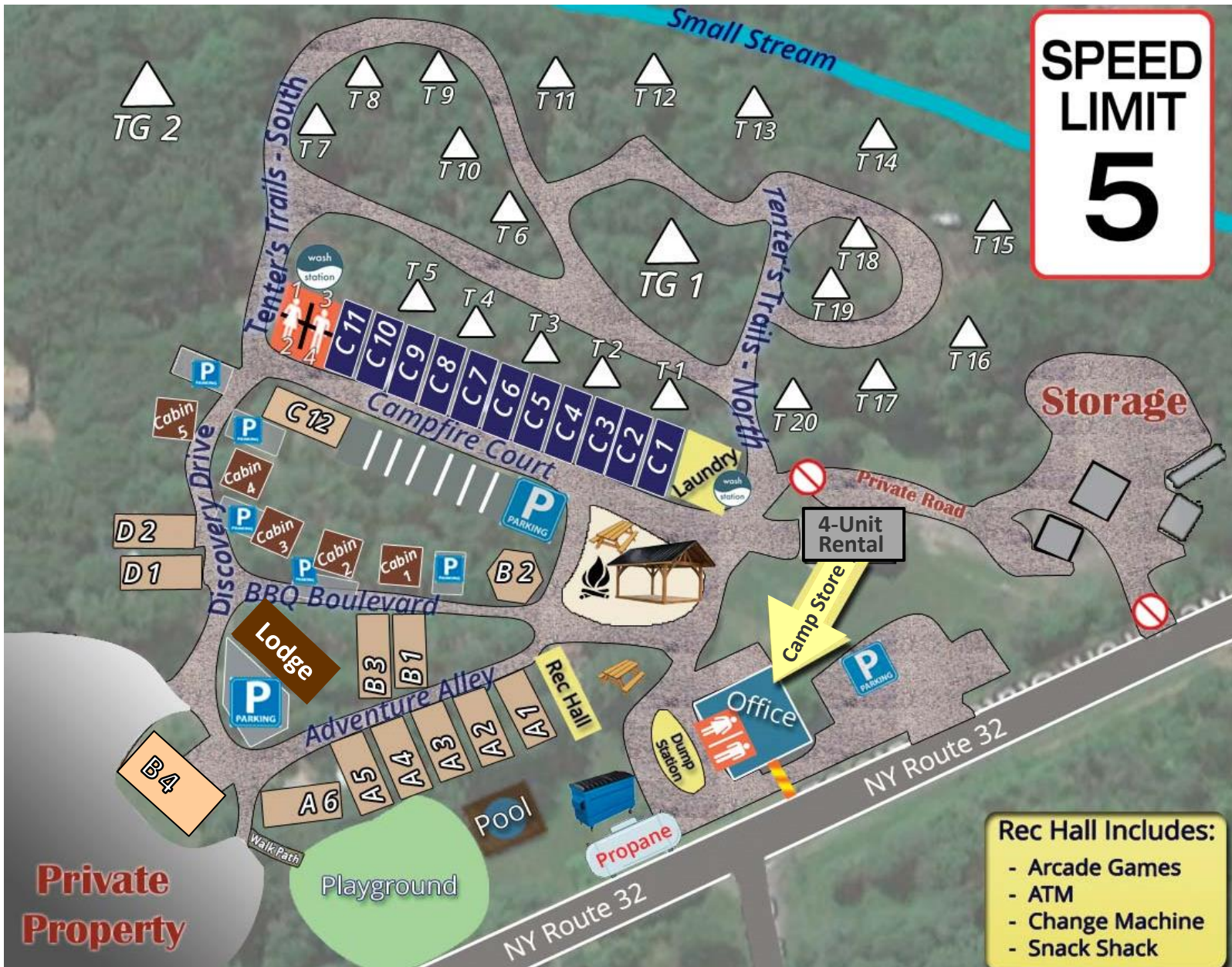
BLUE MOUNTAIN CAMPGROUND

3783 NY-32, Saugerties, NY | Ulster County
CAMPGROUND PHOTOS



BLUE MOUNTAIN CAMPGROUND

3783 NY-32, Saugerties, NY | Ulster County
CAMPGROUND LAYOUT & FEATURES



**SPEED
LIMIT
5**

Rec Hall Includes:

- Arcade Games
- ATM
- Change Machine
- Snack Shack

Includes:

- Camp store
- Laundry facility
- Pool
- Outdoor pavilion
- Game hall
- 2 Bath houses
- Heated water lines (winter use for RV's)
- Propane filling station
- RV dump station
- 5 rental cabins
- 22 tent sites
- 24 full hook-up RV sites
- 3-bedroom lodge (nightly rentals)
- 6 apartments (5 full-time rentals)
- 6 manufactured homes (5 full-time rentals)
- 2 additional RV sites with water & electric
- Outdoor storage yard for RV & boat storage
- Additional undeveloped land for future expansion
- All equipment

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100-MILE RADIUS FROM LOCATION



The property has enough undeveloped land for additional RV pad site expansion or possibly for adding more manufactured homes as yearly rentals.

One of the biggest draws of Blue Mountain Campground is its proximity to many attractions including Woodstock, NY, Hunter Mountain, Belleayre Mountain, the historic City of Kingston, NY and the seven hundred thousand-acre Catskill Park, all of which are an easy drive from Blue Mountain Campground. Additionally, the campground is less than 5 miles to Exit 20 on the New York Thruway.

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