



FORMER BANK SITE AVAILABLE

4446 NYS ROUTE 42, MONTICELLO, NY 12701



NYS ROUTE 17 (FUTURE INTERSTATE 86) & NYS ROUTE 42

OFFERING SUMMARY

ADDRESS:	4446 NYS Route 42 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)
BUILDING SIZE:	4,484 SF
ACREAGE:	1.0 Acre
FRONTAGE:	±170ft on NYS Route 42
TRAFFIC COUNT:	23,525 AADT on NYS Route 42
ASKING PRICE:	\$950,000



AREA 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.

Top Things to Do:

[Resorts World Catskills](#): A major casino with gaming, dining, and entertainment options.

[Holiday Mountain Ski Resort](#): A family-friendly destination for skiing, snowboarding, and snow tubing in the winter.

[Monticello Motor Club](#): An exclusive automobile racing track and driving club.

[Monticello Casino and Raceway](#): Features harness horse racing and electronic slot machines.

[Bethel Woods Center for the Arts](#): Located nearby, this venue features a museum dedicated to the 1969

Woodstock festival and hosts concerts.

[The Kartrite Indoor Waterpark](#): One of New York's largest indoor waterparks, offering year-round slides and rides



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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For more information:

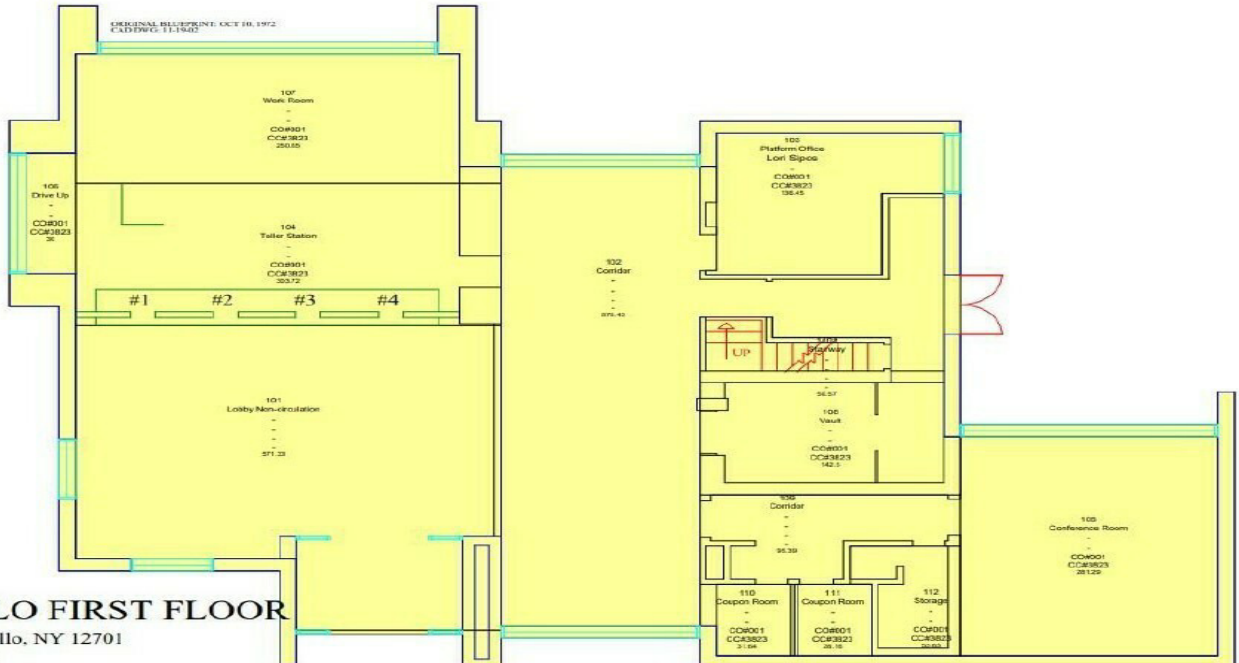
Thomas M. Cervone
845.485.3100
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FLOOR PLANS

4446 NYS ROUTE 42, MONTICELLO, NY 12701

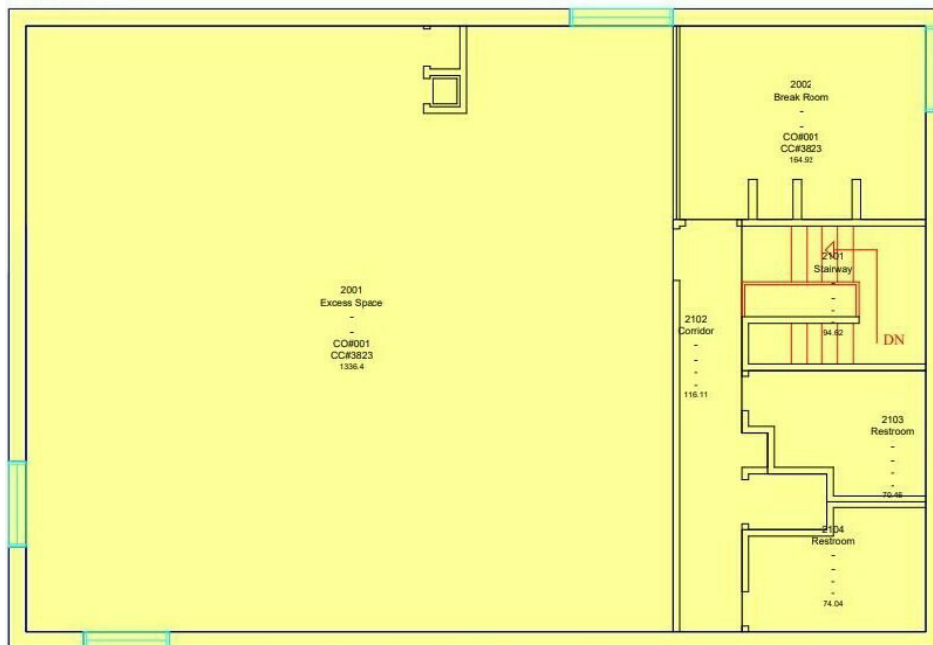
FULL FLOOR PLANS AVAILABLE UPON REQUEST



MONTICELLO FIRST FLOOR

4446 Route 42, Monticello, NY 12701
Revised Date: 2/3/2012

FIRST FLOOR



SECOND FLOOR

MONTICELLO SECOND FLOOR



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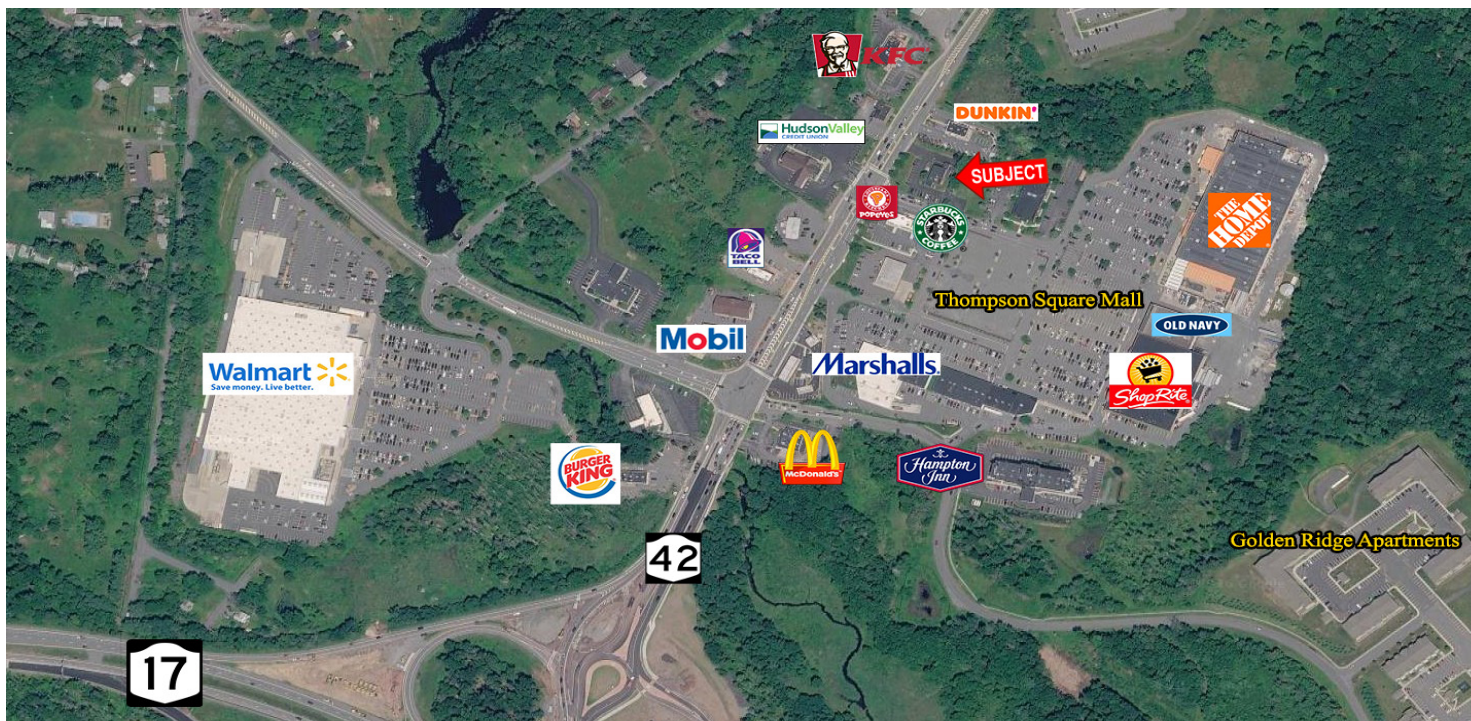
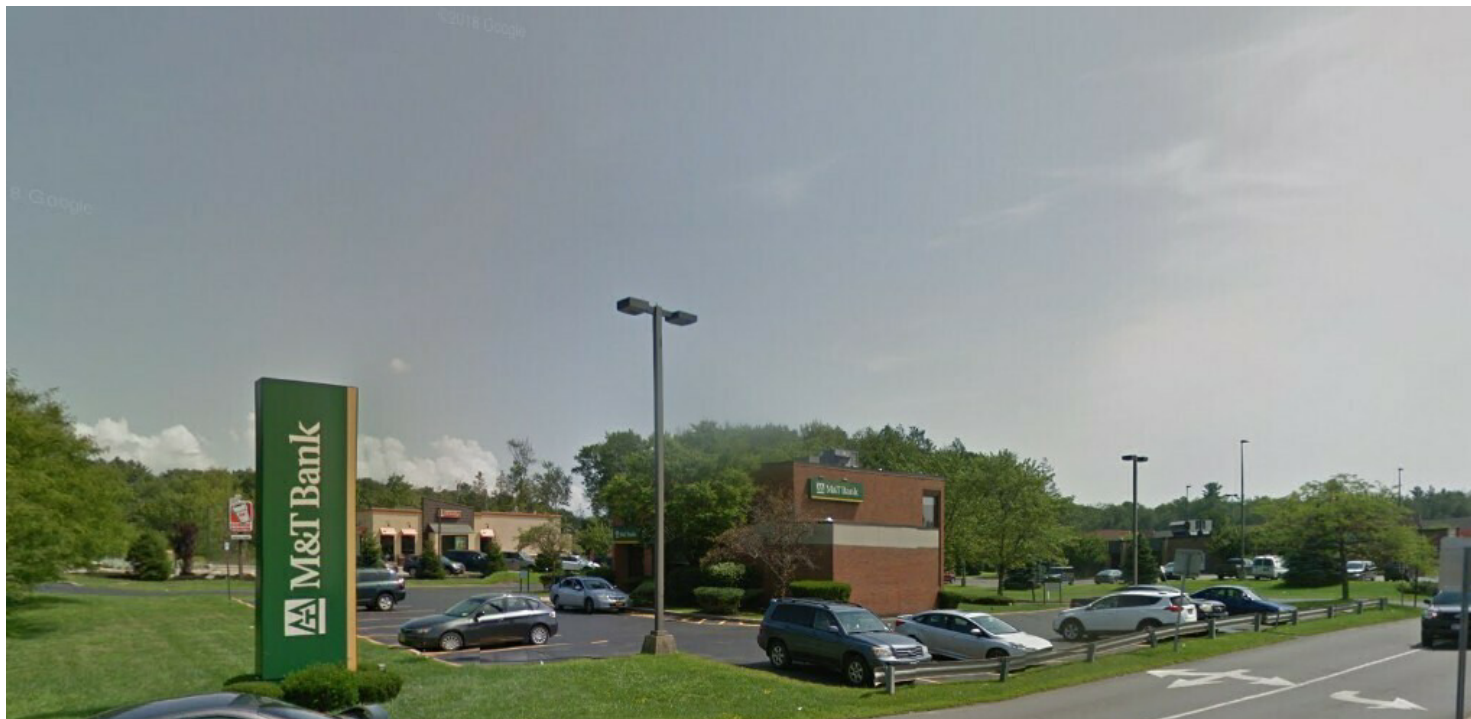
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CASINOS, ENTERTAINMENT, PARKS

RESORTS WORLD, BETHEL WOODS, MONTICELLO RACEWAY

PAD SITE WITH DRIVE THRU



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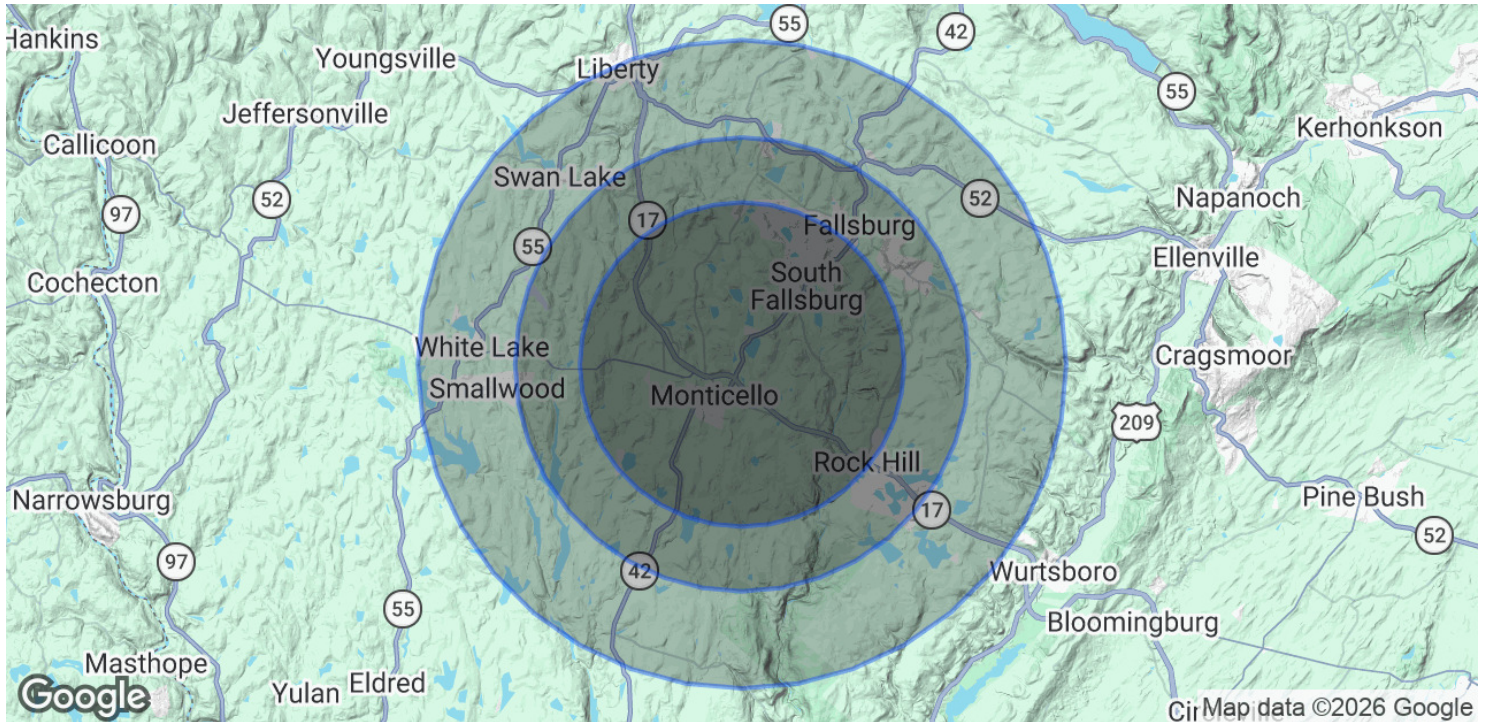
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DEMOGRAPHICS & STATISTIC

POPULATION, HOUSEHOLD & INCOME

SULLIVAN COUNTY AREA OF NEW YORK STATE



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	17,047	25,914	39,358
Average Age	38.6	39.6	40.3
Average Age (Male)	35.6	37.6	38.7
Average Age (Female)	41.8	42.5	42.0

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	6,539	9,495	14,059
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$79,843	\$89,298	\$94,703
Average House Value	\$215,356	\$238,840	\$239,221

2023 American Community Survey (ACS)



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