



NEWLY RENOVATED - 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
845.485.3100 x23
mark@crproperties.com



TWO STORY MOTEL - RECENT RENOVATIONS

392 BROADWAY, MONTICELLO, NY 12701

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



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:

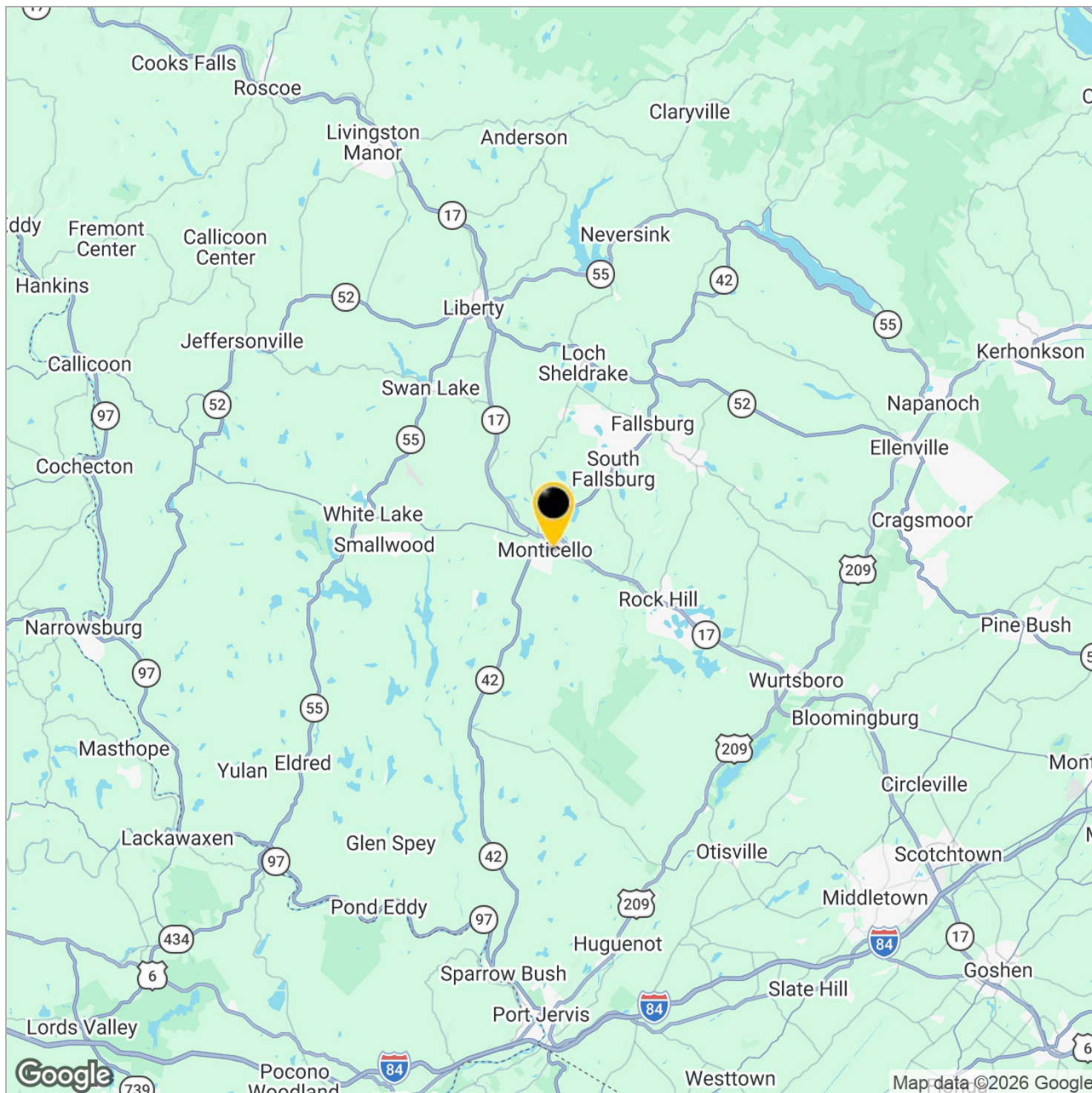
Mark Cuatt
845.485.3100 x23
mark@crproperties.com



CASINOS, ENTERTAINMENT, PARKS

RESORTS WORLD, BETHEL WOODS, MONTICELLO RACEWAY

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



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:

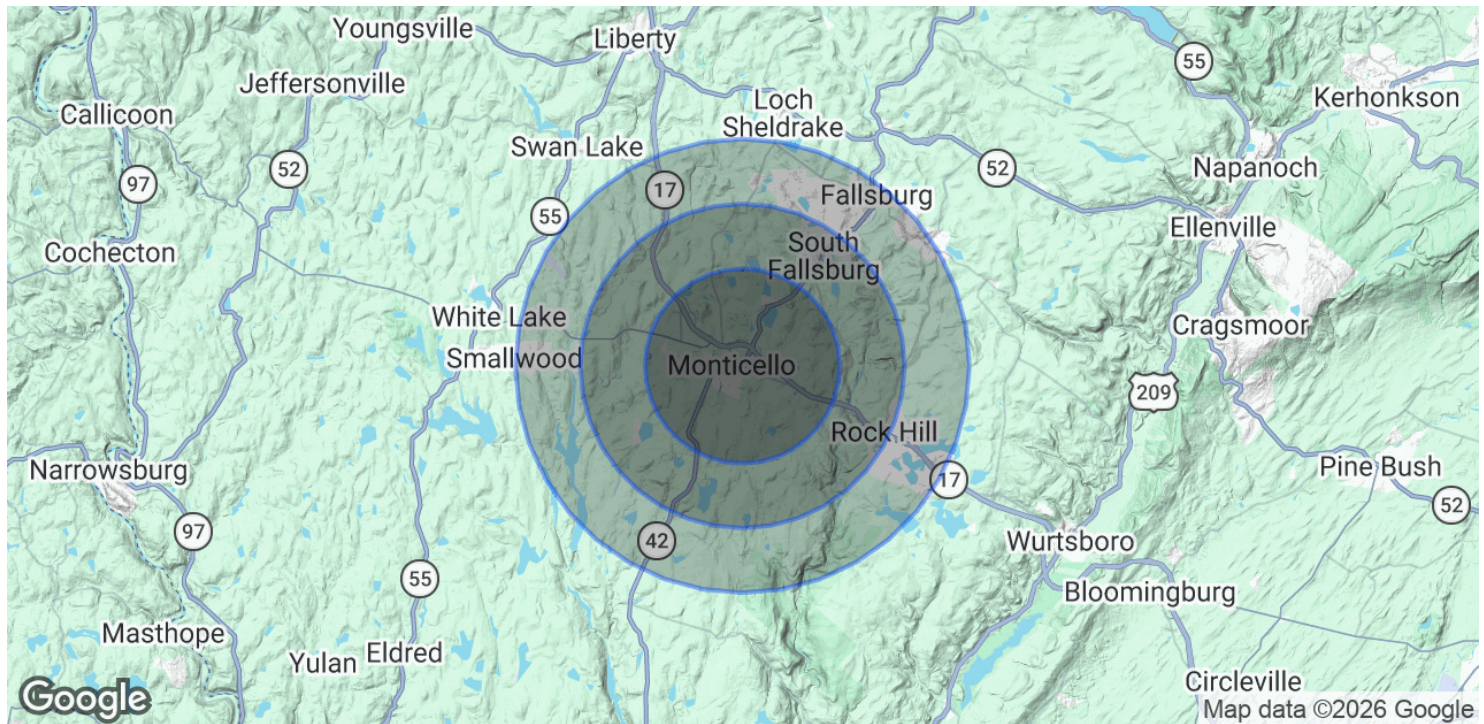
Mark Cuatt
845.485.3100 x23
mark@crproperties.com



DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

SULLIVAN COUNTY AREA OF NEW YORK STATE



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

2020 American Community Survey (ACS)



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
845.485.3100 x23
mark@crproperties.com