

**36422 State Highway 23
Roxbury, NY 12434**

\$595,000



Brought to you as a courtesy of:



Theodore Banta III
 RVW Select Properties
 Primary Phone: 518-466-1219
 Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/



Basics

Beds *****
Baths 2
Baths Full *****
Living Area 2472

Details

Sub Type: Business
Year Built: 2014
Acres: 0.75

Additional Info

Flood Plain No

Remarks

A Great Opportunity to Own & Operate A High Profile Commercial Property & Business in Roxbury/Grand Gorge on State Highway 23! The property features .75 acres, ample parking with 2 driveways, signage, municipal water & sewer, a well maintained 2,500 sq ft building with indoor and outdoor dining, a full commercial kitchen, an ice cream station, a security system, current inventory, equipment, and an established business in Roxbury/Grand Gorge: Sundaes Restaurant & Tasty Freeze. Sundae's specializes in steak, burgers, pizza, and ice cream. The outdoor dining is under a large pavilion. The owner considered turing the pavilion into an all-season or a multi-season indoor/outdoor facility. The property has been approved for EV charging stations-with half to be paid by NYSEG. The property has great access to the area's destinations and attractions in the Great Western Catskills. Go to the Great Western Catskills webste to see all that the area offers. It's 20 minutes to Windham Ski Mountain, and 30 minutes to Bellearey and Plattekill Ski Mountains. It's a Great Property & Business in a Prime Location! View our 3D virtual tour, 3D sky tour, drone aerial photography, and multi-media website for the building and property.

Information is deemed to be reliable, but is not guaranteed. © 2025 MLS and FBS. Prepared by Theodore Banta III on Thursday, August 14, 2025 10:22AM.



Number Of Units Total:	1	Sub-Type:	Business
Stories:	1	Township:	Roxbury
Building Area Total:	2,472	Town (Taxable):	Grand Gorge
Year Built:	2014	911 Address:	36422 Route 23, Roxbury, NY 12434
		Lot Size Acres:	0.75
		Lot Size:	.75 acres
		Dimensions:	
		Zoning:	422
		Zoning:	422 - Diner
		Description:	
		Flood Plain YN:	No
		Frontage	See maps
		Length:	
		Lease	Yes
		Considered YN:	
		Lease Term:	Negotiable

Public Remarks: A Great Opportunity to Own & Operate A High Profile Commercial Property & Business in Roxbury/Grand Gorge on State Highway 23! The property features .75 acres, ample parking with 2 driveways, signage, municipal water & sewer, a well maintained 2,500 sq ft building with indoor and outdoor dining, a full commercial kitchen, an ice cream station, a security system, current inventory, equipment, and an established business in Roxbury/Grand Gorge: Sundaes Restaurant & Tasty Freeze. Sundae's specializes in steak, burgers, pizza, and ice cream. The outdoor dining is under a large pavilion. The owner considered turing the pavilion into an all-season or a multi-season indoor/outdoor facility. The property has been approved for EV charging stations- with half to be paid by NYSEG. The property has great access to the area's destinations and attractions in the Great Western Catskills. Go to the Great Western Catskills webste to see all that the area offers. It's 20 minutes to Windham Ski Mountain, and 30 minutes to Bellearye and Plattekill Ski Mountains. It's a Great Property & Business in a Prime Location! View our 3D virtual tour, 3D sky tour, drone aerial photography, and multi-media website for the building and property.

Possession: Close Of Escrow

Status Change Timestamp: 08/19/2024
Original List Price: \$795,000
List Price: \$595,000

School District: Roxbury Central Schools
List Price/SqFt: \$240.7

Tax Annual Amount: \$6,973
Tax Year: 0
General Tax: \$0
School Tax: \$2,860.65
Village Tax: \$0
Town Tax: \$4,111.66
Tax Assessed Value: \$400,900
Assessors Full Market Value: \$400,900

Parcel Number: 91.2-9-5
Tax Block: 5
Tax Lot: 9
Tax Exemptions YN: No

Book Information: Liber/Book: 1633; Page: 65; Section: 91.2

Business Type: Commercial; Fast Food; Ice Cream/Frozen Yogurt; Restaurant

Construction Materials: Brick; Frame; Metal Siding

Cooling: Wall Unit(s)

Electric: Circuit Breakers

Foundation Details: Slab

Heating: Hot Water

Income and Expenses: Financials Available Y/N: Yes; Gross Income: 0; Maintenance Expense: 0

Listing Terms: Cash; Conventional

Location: Rural

Lot Features: Level

Road Frontage Type: State Road

Road Surface Type: Asphalt; Paved

Roof: Asphalt; Shingle

Security Features: Security System

Sewer: Public Sewer

Water Source: Public



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<https://rvwselectproperties.com/>



SELECT PROPERTIES



91.2-9-1

72.1-28.1

72.1-23.1

91.2-9-2

91.2-1-1

91.2-9-3

91.2-1-2

91.2-9-4

91.2-9-5

91.2-1-3

91.2-1-4

72.1-24

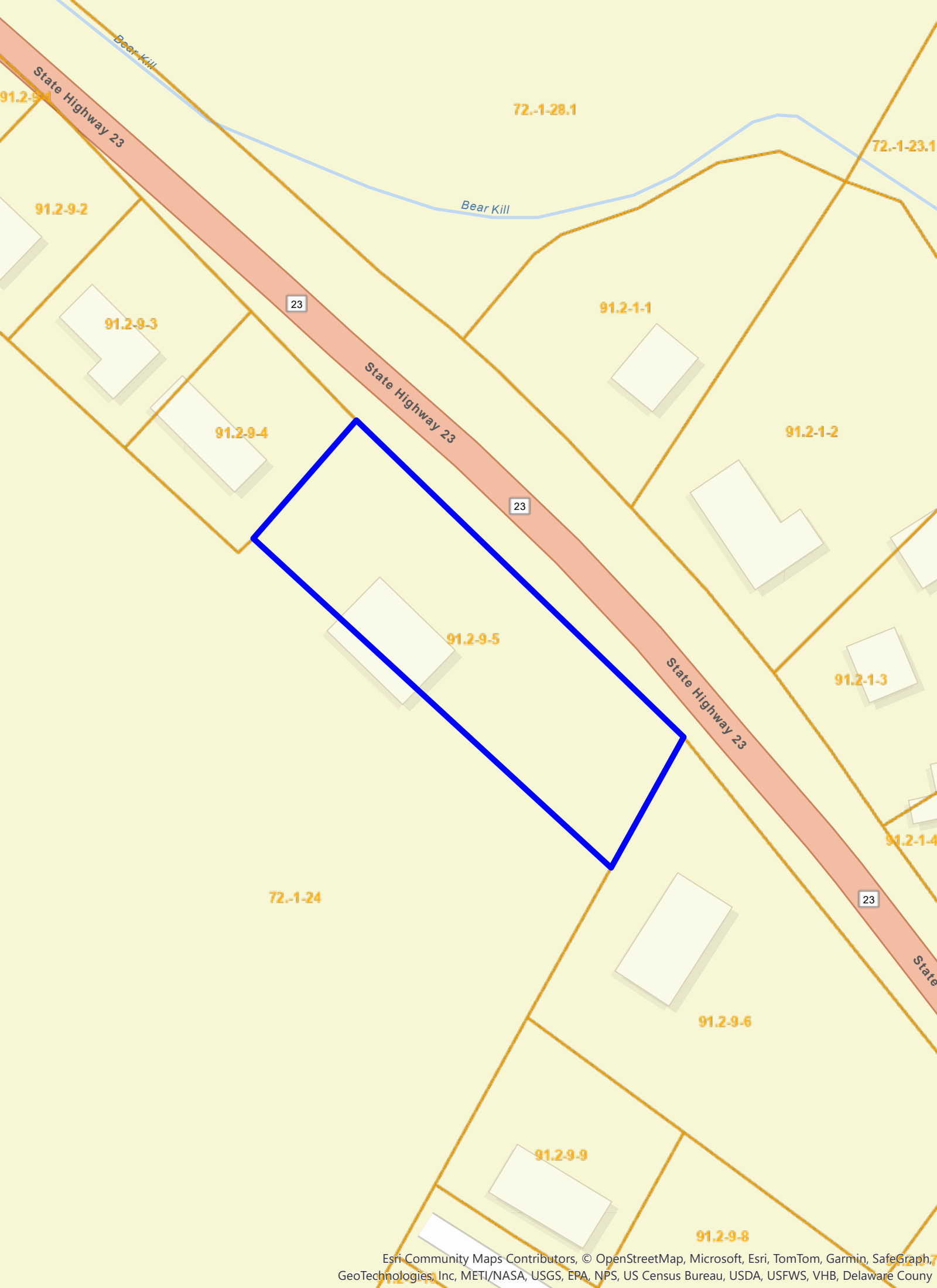
91.2-9-6

91.2-9-9

91.2-9-8

91.2-9-10

91.2-9-7



State Highway 23

Bear Kill

72.-1-28.1

72.-1-23.1

91.2-9-2

91.2-9-3

91.2-9-4

91.2-9-5

91.2-1-1

91.2-1-2

91.2-1-3

91.2-1-4

72.-1-24

91.2-9-6

91.2-9-9

91.2-9-8

23

23

23

Collection: **Town & County 2025**

Fiscal Year Start: 1/1/2025

Fiscal Year End: 12/31/2025

Warrant Date: 12/27/2024

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/31/2025	1/31/2025	\$4,111.66	\$4,111.66	\$0.00	\$0.00	Mail	Full Payment - Bank Payment

Tax Bill #	SWIS	Tax Map #	Status
002002	124800	91.2-9-5	Payment Posted
Address		Municipality	School
36422 State Hwy 23		Town of Roxbury	ROXBURY

Owners	Property Information	Assessment Information
Mumbolo Andy	Roll Section: 1	Full Market Value: 400900.00
PO Box 64	Property Class: Diner/lunch	Total Assessed Value: 400900.00
Grand Gorge, NY 12434	Lot Size: 0.75	Uniform %: 100.00

Exemption	Amount
Bus Im CTS	30000.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County General	3035223	9.1000	370900.000	4.00950700	\$1,487.13
Town General & Hwy	2377356	0.6000	370900.000	3.14514800	\$1,166.54
Grand gorge fd	154693	2.5000	400900.000	0.83611800	\$335.20
Grand gorge water	100920	25.2000	400900.000	2.80068200	\$1,122.79

Total Taxes: \$4,111.66

Estimated State Aid - Type	Amount
Town	12814.00

Mail Payments To:
 Bonnie Walker
 Tax Collector
 PO Box 243 Roxbury, NY 12474



Info-Tax Online

Roxbury Central School Delaware County

PAY TO: Lacey Haskin, 396 Caulkins Rd, Gilboa, Ny 12076 518-827-3139

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: 2024 School Tax (2024-2025) ▾ Last Updated: 11/07/24 09:51 am

Owner: Mumbolo Andy 37369 State Hwy 23 PO Box 147 Grand Gorge, NY 12434	Tax Map # 91.2-9-5 Tax Bill # 002325 Bank Code: 4339 School Code: 124802 Property Class: 422	Tax Roll: 1																		
Location: 36422 State Hwy 23 SWIS: 124800 Roxbury	Acreage: .75 Frontage: 320 Depth: 96	Liber: 1633 Page: 65																		
<table border="0"> <tr><th>Code</th><th>Description</th><th>Exemption</th></tr> <tr><td>47610</td><td>BUSINAF897</td><td>30,000</td></tr> </table>	Code	Description	Exemption	47610	BUSINAF897	30,000	<table border="0"> <tr><td>Full Value:</td><td>400,900</td></tr> <tr><td>Assessment:</td><td>400,900</td></tr> <tr><td>STAR Savings:</td><td>0.00</td></tr> <tr><td>Tax Amount:</td><td>2,860.65</td></tr> <tr><td>Tax Paid:</td><td>2,860.65</td></tr> <tr><td>Balance:</td><td>0.00</td></tr> </table>		Full Value:	400,900	Assessment:	400,900	STAR Savings:	0.00	Tax Amount:	2,860.65	Tax Paid:	2,860.65	Balance:	0.00
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Tax Amount:	2,860.65																			
Tax Paid:	2,860.65																			
Balance:	0.00																			

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
Roxbury Central Sch	6,294,985	370,900	7.712736	2,860.65

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/30/24	Lereta	658600	2,860.65	

Tax Balance does not include any accrued Late Fees
Payments shown may not include payments made directly to the County

[Late Fee Schedule](#) | [Tax Certification](#)



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:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Seller as a <i>(check relationship below)</i> | <input type="checkbox"/> Buyer as a <i>(check relationship below)</i> |
| <input checked="" type="checkbox"/> Seller's Agent | <input type="checkbox"/> Buyer's Agent |
| <input type="checkbox"/> Broker's Agent | <input type="checkbox"/> Broker's Agent |
| <input type="checkbox"/> Dual Agent | |
| <input type="checkbox"/> 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) Andy Mumbulo acknowledge receipt of a copy of this disclosure form:

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

Signed by: 
342D87D14AB344F...

Date: _____

Date: 8/6/2024



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

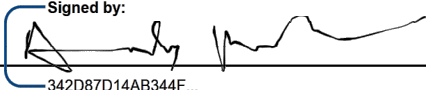
New York State Housing and Anti-Discrimination Disclosure Form

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) Andy Mumbulo

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

Buyer/Tenant/Seller/Landlord Signature  Date: 8/6/2024
Signed by: 342D87D14AB344F...

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.