

# \$3,499,900 - 5207 Route 32, Catskill

MLS® #136162

## \$3,499,900

40 Bedroom, 35.00 Bathroom, 32,000 sqft  
Multi Family on 12 Acres

N/A, Catskill, NY

A Great Investment Property with a Bar, Restaurant, & Motel with up to 37 Rental Units on 11.6 Acres! There are 37 total units: 1 bar & restaurant, 31 residential rental units, 1 RV site, 3 garages, & 1 storage shed. The annual rent roll is \$366,840 which does not include the commercial bar/restaurant, 2 garages, & 1 shed. There's additional income that comes from the vending machines & the coin-operated laundry. The bar/restaurant is 4,500 sq ft with a 2,500 sq ft apartment on the 2nd floor. The bar is 22 x 26 ft, the dining room is 24 x 45 ft, the commercial kitchen is 24 x 24 ft, along with 3 other dining & game rooms. The bar/restaurant is currently not operating under the pandemic. There are a total of 59 bedrooms, 34.5 baths, an outdoor pool, multiple parking areas, & an outdoor barbecue pavilion. There are 3 driveway entrances, 12 septic tanks, 6 wells, & purchased solar panels. There are lawns, yards, & space on the property to expand or subdivide. It's an Amazing Property!

Built in 1980

## Essential Information

MLS® #	136162
Price	\$3,499,900
Bedrooms	40
Bathrooms	35.00
Full Baths	32



Half Baths	3
Square Footage	32,000
Acres	11.60
Year Built	1980
Type	Multi Family
Sub-Type	Multi Family
Status	Active

### **Community Information**

Address	5207 Route 32
Area	Catskill
Subdivision	N/A
City	Catskill
County	Greene
State	NY
Zip Code	12414

### **Amenities**

Utilities	Attached to the listing is a breakdown
Parking	Multiple Parking Areas

### **Interior**

Heating	Base Board, Electric, Hot Air, Hot Water, Propane
Has Basement	Yes
Basement	Crawl, Partial, Slab

### **Exterior**

Exterior	Brick, Stone, Vinyl, Wood
Windows	Double Hung, Display
Roof	Asphalt, Metal, Shingle
Construction	Brick, Frame
Foundation	Block, Poured Concrete, Slab, Wood

### **School Information**

District	Catskill
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### **Additional Information**

Date Listed	February 4th, 2021
Days on Market	129

Zoning

411 - Apartment

## **Listing Details**

Listing Courtesy of

Rip Van Winkle Mountain Realty, Inc.

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