

# Prime Development Site

Retail/Office/Medical/Hotel/Religious Use

**320-336 East Broadway, Monticello, NY 12701**

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**



DAVID SARGOY | 516.203.8134 | [dsargoy@bhsusa.com](mailto:dsargoy@bhsusa.com) | IRWIN RACHLIN | 917.696.7195 | [irachlin@optonline.net](mailto:irachlin@optonline.net)



# Property Highlights

320-336 East Broadway, Monticello, NY 12701

## LOCATION:

The site is located directly across from the Mountain Shopping Mall in the heart of downtown Monticello. Banks, food establishments, and shopping are in walking distance. Monticello Racetrack is minutes away.

## PLOT SIZE:

87,555 SF (2.01 acres)

## ZONING:

EVB

## PERMITTED USES:

- One Family
- Two Family
- Daycare Center
- Place of Worship
- Greenhouse & Nursery

## SPECIAL PERMIT USE:

- Mixed Use Development
- Schools and colleges
- Libraries & Museums
- Motels, Hotels and Bed & Breakfast Inn
- Hospitals, Nursing Homes, Assisted Living
- Retail Stores
- Offices
- Restaurant
- Funeral Home
- Gas Stations
- Commercial Recreation – Indoor Assisted Living
- Motor Vehicles Repair Shop

## DEVELOPMENT POTENTIAL:

Residential

## PURCHASE PRICE:

\$2,500,000.00



## For Further Information and Inspection Contact

### DAVID SARGOY

Director Comm'l RE Division

516.203.8134

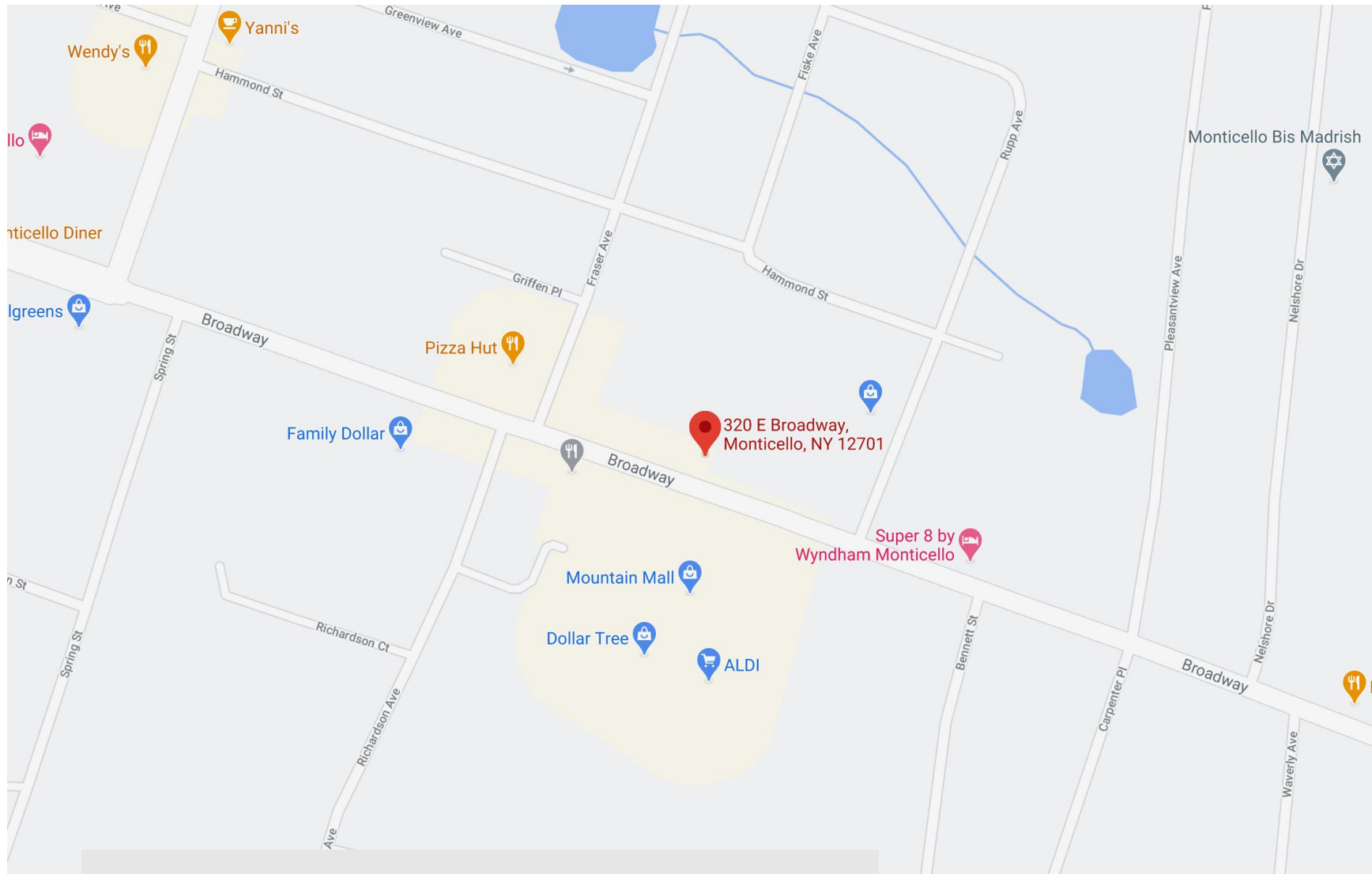
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## **320-336 EAST BROADWAY**

- Lot Size: 87,555 Square Feet
- 40% Lot coverage
- 3 Stories
- Can Build up to 105,000 Square Feet
- 35' Height restriction