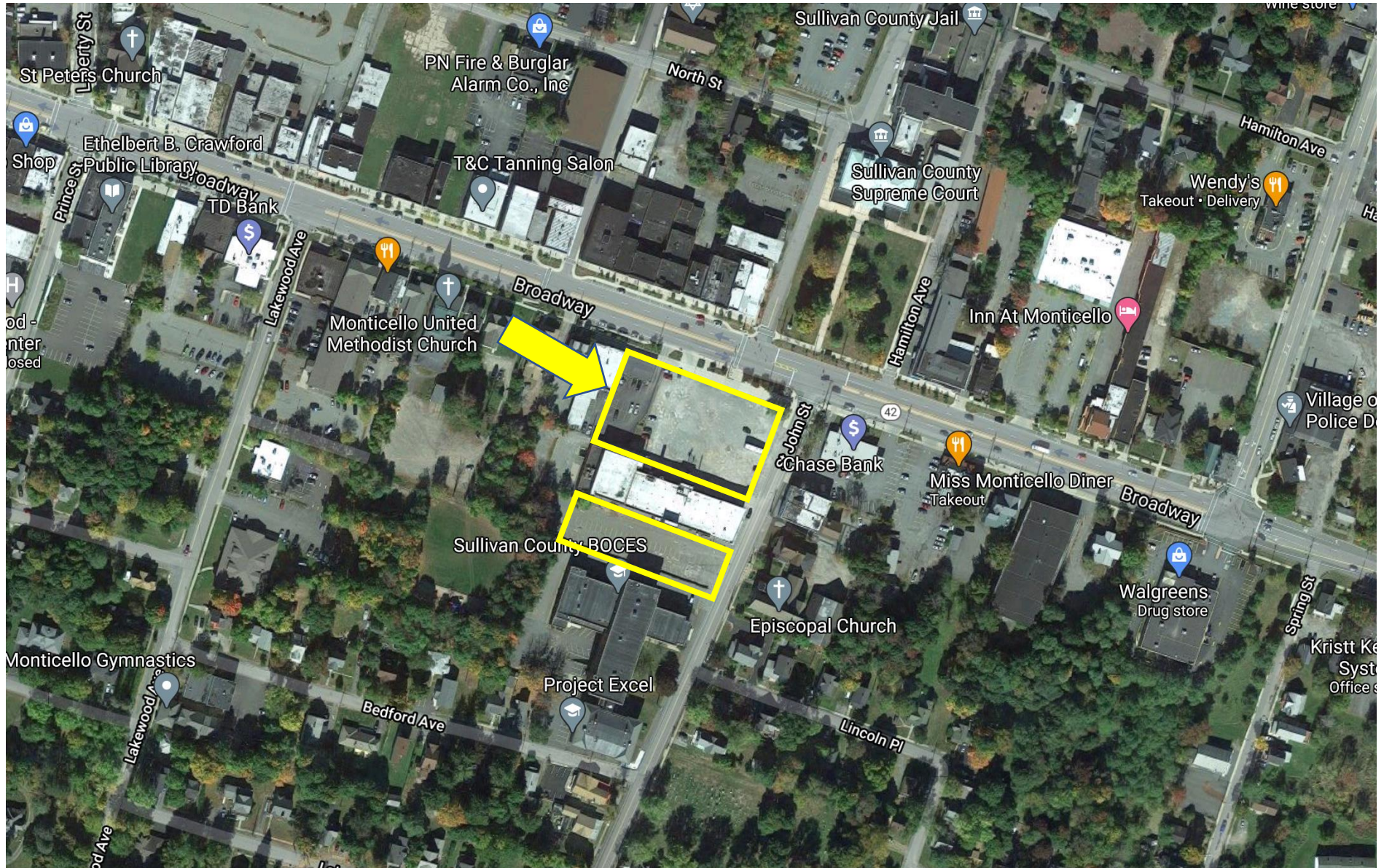


# Prime Development Site

Ideal for Residential/ Retail/ Office/ School/ Religious Use

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

**417 Broadway, Monticello, NY 12701**



**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

417 Broadway, Monticello, NY 12701

LOCATION:	The site is located in the heart of Monticello. Banks, food establishments, and shopping are in walking distance. Monticello Racetrack is minutes away. Easy access from Route 17.		
PLOT SIZE:	Parcel 1	44,000 SF (1.01 acres/ - Lots 13, 14, 15, 17)	
	Parcel 2	24,394 SF (.56 acres/ - Lot 19)	
ZONING:	B-2		
PERMITTED USES:	<ul style="list-style-type: none"><li>-Retail or wholesale business or service stores</li><li>-Professional business offices</li><li>-Funeral homes</li><li>-Eating and Drinking establishments</li><li>-Commercial recreation activities, except drive-in establishments</li><li>-Research laboratories</li><li>-Accessory buildings</li></ul>		
SPECIAL PERMIT:	<ul style="list-style-type: none"><li>-Places of Worship, including parish houses, seminaries, convents, and dormitories</li><li>-Schools, colleges, and nurseries</li><li>-Libraries, museums, parks, playgrounds and golf courses</li></ul>		
DEVELOPMENT POTENTIAL:	Residential		
PURCHASE PRICE:	\$2,900,000		



## For Further Information and Inspection Contact

### DAVID SARGOY

Director Comm'l RE Division

516.203.8134

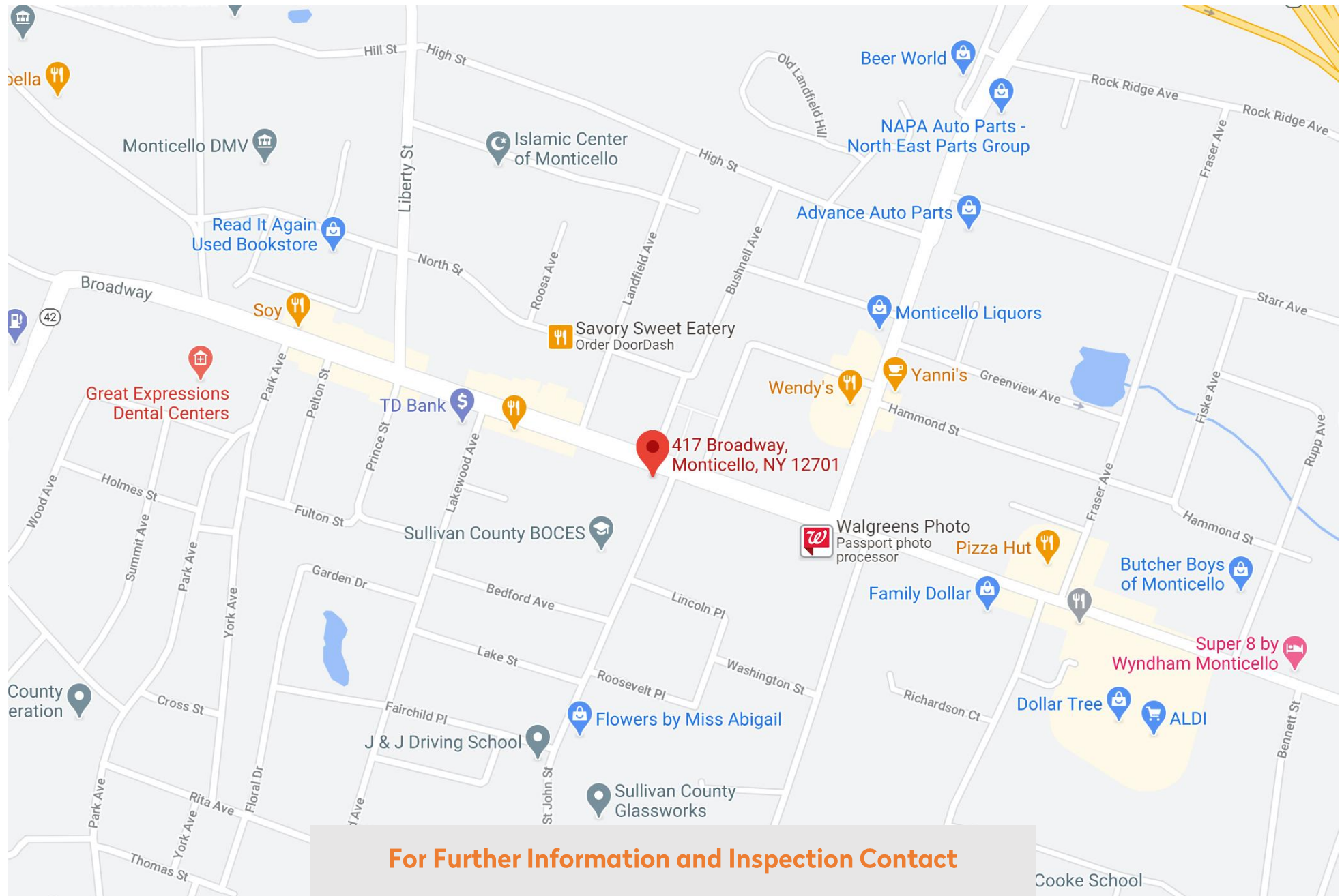
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# **417 BROADWAY**

## **Parcel 1**

- LOT SIZE: 44,000 Square Feet – Lots 13, 14, 15, 17
- 40 % Lot coverage
- 3 Floors “As of Right”
- Can Build 52,800± Square Feet
- With Special Use Permit
- Can Go 75' high (7 Stories)
- Can Build Up To 123,200± Square Feet

## **Parcel 2**

- LOT SIZE: 24,394 Square Feet – Lot 19
- 40 % Lot coverage
- 3 Floors “As of Right”
- Can Build 29,272± Square Feet
- With Special Use Permit
- Can Go 75' high (7 Stories)
- Can Build Up To 68,301± Square Feet