

# **\$675,000 - 3 Academy Street, New Paltz**

MLS® #20232273

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## **\$675,000**

Bedroom, Bathroom, 2,482 sqft  
Commercial on 0 Acres

N/A, New Paltz, NY

This is a rare and unbelievable opportunity to own a piece of history in the heart of the vibrant Village of New Paltz. Perched over the Wallkill Valley Rail Trail with views of the Shawangunk Ridge, this gorgeous Victorian is steps to it all. Originally a notable single-family residence and presently operating as a Law Office, this turnkey multi-use property is sited on a half-acre with ample private parking. This distinguished 1894 beauty was designed by noted architect William J. Beardsley and retains much of the original beauty, with the original front door, custom banisters, moldings and trim; 3 Academy Street is loaded with character and charm. The main level features a great room and sitting room with oversized original solid-wood pocket doors, a third room, ½ bathroom, sitting room and reception area. The second floor features a second ½ bathroom, multiple oversized rooms, and a conference room. The third-floor walkup attic is presently unfinished but has huge potential for additional square footage. Walking distance to the bus station and just 90 miles from NYC. Located in the heart of the Hudson Valley, New Paltz has been dubbed one of the hippest towns in the Catskills. New Paltz has all the charm of Upstate with some downtown flavor. Highly flexible business usage (B-2 zoning). Unlimited business opportunity here with possible conversion back to residential.

Built in 1894



## Essential Information

MLS® #	20232273
Price	\$675,000
Square Footage	2,482
Acres	0.25
Year Built	1894
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

## Community Information

Address	3 Academy Street
Area	NEW PALTZ
Subdivision	N/A
City	New Paltz
State	NY
Zip Code	12561

## Amenities

Features	PUBLIC BATHROOMS
Parking	LOT, LOT-PAVED, LOT-STRIPED, OFF STREET

## Interior

Has Basement	Yes
Basement	PARTIAL

## Exterior

Lot Description	LANDSCAPED, PARKING LOT, WALK-PUBLIC TRAIL
Construction	FRAME/STICK

## School Information

District	New Paltz Central
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## Additional Information

Date Listed	August 11th, 2023
Days on Market	247
Zoning	B-2