

968 Ulster Heights Road, Ellenville, NY 12489



Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale 968 Ulster Heights Road. The property is approximately 40 acres with 8 individual structures and an outdoor swimming pool. The main building consists of administrative space, a commercial kitchen for food & beverage services as well as sleeping accommodations. There is a standalone building that is currently utilized for recreational & congregation space and six additional buildings utilized for sleeping accommodations and housing for staff on sight. The property is operated year round for educational and religious retreats and seasonal camps.

The current ownership has operated this facility for over 20 years and has completed multiple capital improvement projects. The entire facility is in good working order with all of the necessary licenses & permits needed to operate. Every structure is in compliance with building codes and the Temporary New York State Resident Permit is current, allowing for an occupancy capacity of 150 people.

Property Facts

Tax Map ID:	74.4 - 1 - 13
Address:	968 Ulster Heights Road
Location:	Ellenville NY, 12489
County:	Ulster
Township:	Wawarsing
Acreage	40
Property Class:	Camps, Cottages (417)
Zoning:	RU (Rural District)
Assessment * Tax Rate = Taxes:	724,800 * 3.2% = 23,374

Asking Price: \$1,900,000

For more information, please contact:

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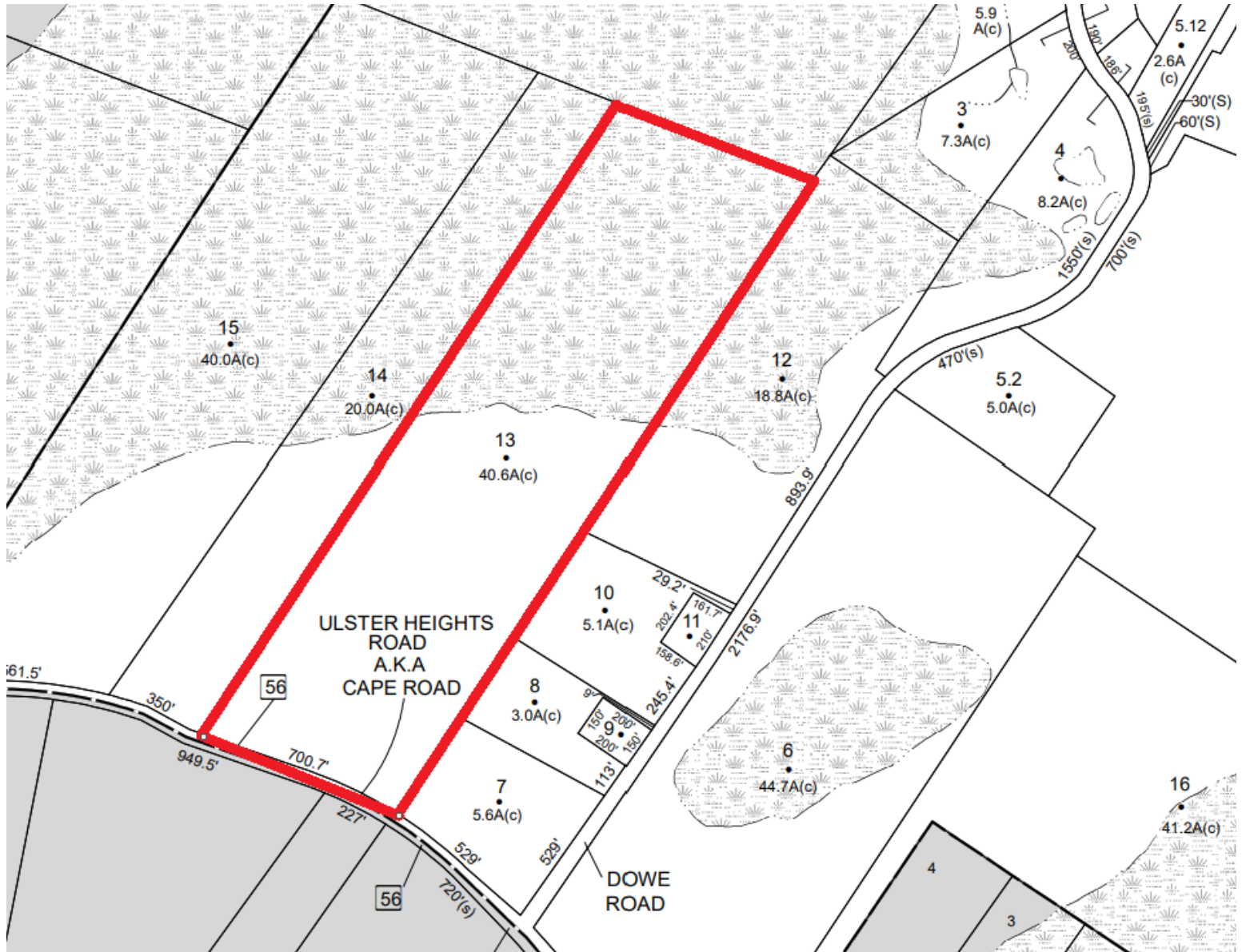
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Land map:



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Aerial View of Buildings:



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Street Views:



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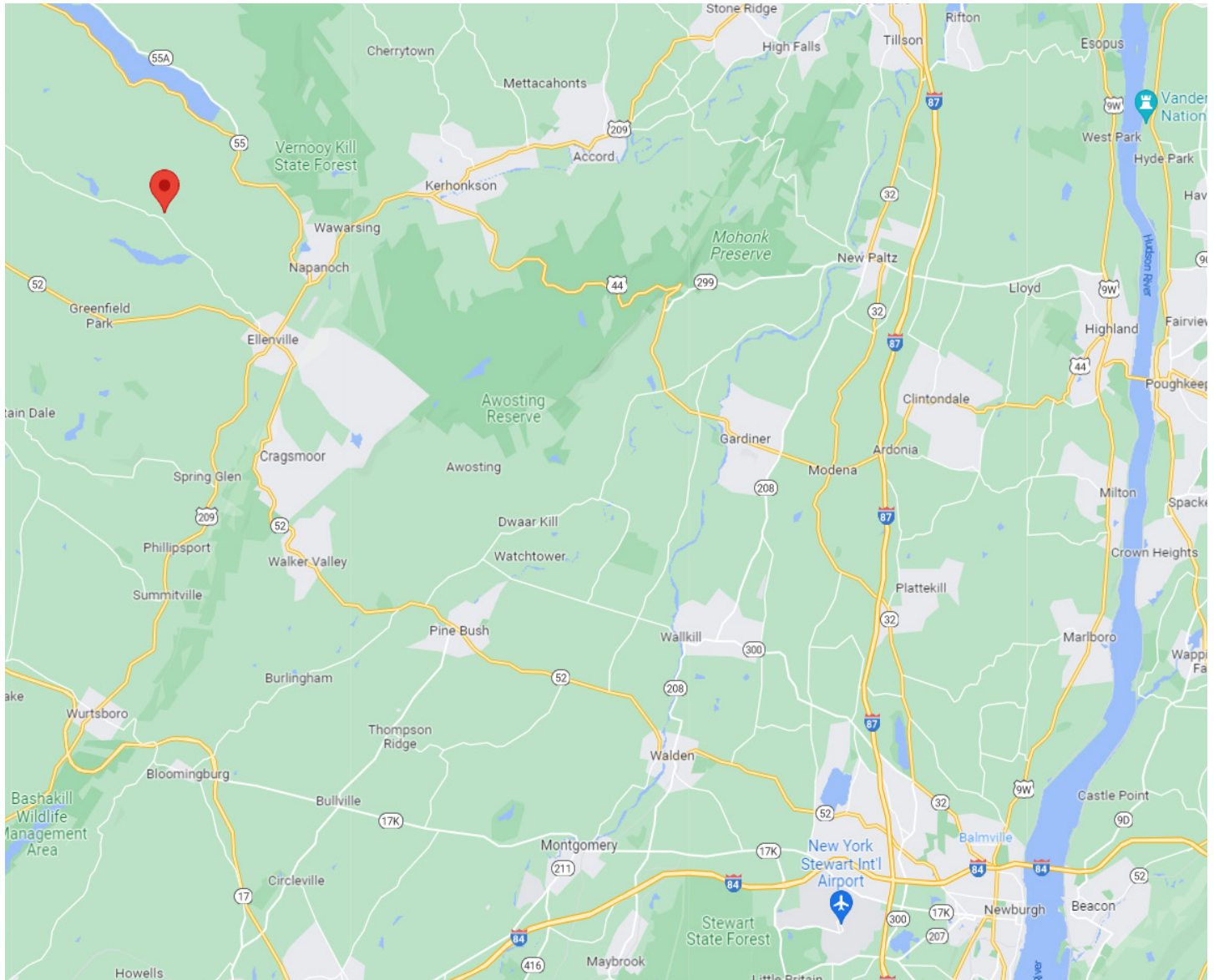
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968 Ulster Heights Road, Queens, NY 12489

Map View:



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