

1014 New York 23a
Catskill, NY 12414

\$2,195,000



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Theodore Banta III
RVW Select Properties
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Basics

Beds	24
Baths	12
Baths Full	*****
Living Area	11920

Details

Above Grd Fin Area: 11920	Year Built: 1975
Below Grd Fin Area: 0	Acres: 1.6
Sub Type: Multi Family	

Additional Info

Association	No	Basement	Yes	Flood Plain	No
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Remarks

12-Unit Multifamily Investment Opportunity | Catskill, NY Strong Cash Flow "Value-Add Upside" Prime Hudson Valley Location
Introducing 1014 Route 23A, Catskill, NY, a well-maintained 12-unit multifamily property offering stable income, significant upside potential, and extensive recent capital improvements. Situated on 1.6 acres in the thriving Catskill/Hudson Valley market, this asset is ideal for investors seeking dependable cash flow and long-term appreciation. The property consists of three two-story buildings with 12 spacious two-bedroom, one-bathroom apartments totaling approximately 11,920 rentable square feet. Current income is approximately 15,725/month from residential rents plus 500/month from on-site laundry, generating 194,700 in annual gross income. Several units remain below market rent, providing a clear path to increased revenue and a 9 cap rate at stabilization. Efficient Operations: Each apartment is separately metered and features electric baseboard heat and an electric water heater, with tenants responsible for electric, heating, and hot water expenses. This structure helps minimize landlord expenses and creates predictable operating expenses. Property Features: Ample on-site parking Income-producing laundry facilities Private well system Three septic systems (one per building) Ceiling fans, dishwashers, and A/C in select units Extensive Capital Improvements Ownership has made substantial investments in the property's infrastructure, helping reduce near-term capital expenditure needs: New roof (2015) New siding (2020)



Number Of Units Total:	12	Sub-Type:	Multi Family
Beds:	24	Township:	Catskill
Baths - Total (F,H)	12 (,)	Town	Catskill
Basement YN:	Yes	(Taxable):	
Stories:	2	911 Address:	1014 Route 23A, Catskill, NY 12414
Living Area:	11,920	Lot Size Acres:	1.6
Above Grade Finished Area:	11,920	Zoning:	02 HC - 5
Below Grade Finished Area:	0	Zoning	02 HC - 5 411 -
Association YN:	No	Description:	Apartment
		Year Built:	1975
		New Construction	No
		YN:	
		Flood Plain YN:	No
		Lease	No
		Considered	
		YN:	

Public Remarks: 12-Unit Multifamily Investment Opportunity | Catskill, NY Strong Cash Flow ⌘ Value-Add Upside ⌘ Prime Hudson Valley Location Introducing 1014 Route 23A, Catskill, NY, a well-maintained 12-unit multifamily property offering stable income, significant upside potential, and extensive recent capital improvements. Situated on 1.6 acres in the thriving Catskill/Hudson Valley market, this asset is ideal for investors seeking dependable cash flow and long-term appreciation. The property consists of three two-story buildings with 12 spacious two-bedroom, one-bathroom apartments totaling approximately 11,920 rentable square feet. Current income is approximately 15,725/month from residential rents plus 500/month from on-site laundry, generating 194,700 in annual gross income. Several units remain below market rent, providing a clear path to increased revenue and a 9 cap rate at stabilization. Efficient Operations: Each apartment is separately metered and features electric baseboard heat and an electric water heater, with tenants responsible for electric, heating, and hot water expenses. This structure helps minimize landlord expenses and creates predictable operating expenses. Property Features: Ample on-site parking Income-producing laundry facilities Private well system Three septic systems (one per building) Ceiling fans, dishwashers, and A/C in select units Extensive Capital Improvements Ownership has made substantial investments in the property's infrastructure, helping reduce near-term capital expenditure needs: New roof (2015) New siding (2020) Upgraded water system and treatment system (2018) All decks, balconies, and exterior stairways rebuilt or replaced 20 of 24 sliding glass doors replaced Retaining wall rebuilt New well and sump pumps with upgraded power line New septic piping for Building 3 Numerous water heaters replaced Interior Updates: Many units have been renovated with: New flooring and paint throughout Updated bathrooms and fixtures in most units Kitchen upgrades in select units Laundry facilities have also been upgraded with new washers and dryers, enhancing resident convenience and supplemental income. Desirable Catskill Location: Conveniently located on Route 23A with easy access to the Village of Catskill, the Hudson River waterfront, shopping, dining, and major transportation routes. Residents enjoy year-round access to the region's most sought-after attractions, including hiking, skiing, golf, fishing, boating, and the Catskill Mountains. Investment Highlights: 12-unit multifamily apartment complex Three separate residential buildings Strong in-place cash flow Additional laundry income Tenant-paid electric, heat, and hot water Below-market rents with value-add potential Extensive completed capital improvements Projected 9 pct cap rate at market rents Highly desirable Hudson Valley location Qualified buyers will receive a comprehensive due diligence package, including rent rolls, operating statements, market rent analysis, and capital improvement records upon execution of a confidentiality agreement. Explore the property's dedicated website, aerial drone photography, 3D virtual tours, and floor plans to experience this exceptional Catskill multifamily investment opportunity. *Additional Investment Opportunity* The seller also owns a 16 unit multifamily investment property in the area, offering a reported 9 pct cap rate. This additional asset is available for purchase separately or potentially as part of a combined 28 unit investment portfolio, presenting an exceptional opportunity for investors seeking to expand their holdings and maximize economies of scale in the Hudson Valley market.

Possession: Close Of Escrow

Status Change Timestamp: 09/25/2026

Original List Price: \$2,195,000

List Price: \$2,195,000

School District: Catskill School District
List Price/SqFt: \$184.14

Tax Annual Amount: \$22,166
General Tax: \$0
School Tax: \$14,605.44
Town Tax: 7,560.44
Tax Assessed Value: \$409,200
Assessors Full Market Value: \$1,573,846

Parcel Number: 170.03-2-5
Tax Block: 5
Tax Lot: 2
Tax Exemptions YN: No

Appliances: Dishwasher; Microwave; Range; Refrigerator; Water Heater
Architectural Style: Contemporary
Basement: Crawl Space; Full; Unfinished
Book Information: Liber/Book: 2021; Page: 260; Section: 170.03
Construction Materials: Asphalt; Block; Board & Batten Siding; Concrete; Shingle Siding
Cooling: Wall Unit(s)
Electric: Circuit Breakers
Exterior Features: Balcony
Flooring: Laminate
Foundation Details: Block
Frontage Type: Frontage Length: Approximately 1,000'
Heating: Baseboard; Electric
Income and Expenses: Financials Available Y/N: Yes
Laundry Features: Common Area; Inside; Laundry Room



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Levels: Two
Listing Terms: Cash; Conventional
Lot Features: Corner Lot; Front Yard; Landscaped; Level; Paved; Views
Meter Information: Number Of Separate Electric Meters: 15
Parking Features: Parking Lot
Patio And Porch Features: Deck
Road Frontage Type: County Road; Town
Road Surface Type: Paved
Roof: Flat; Mansard; Rubber
Sewer: Septic Tank; Shared Septic
Structure Type: Multi Family
Utilities: Cable Available
View: Mountain(s); Neighborhood; Trees/Woods
Water Source: Shared Well; Well
Window Features: Double Hung Window(s)



SELECT PROPERTIES

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170.03-1-8
Guerrieri,
Michael J.

170.03-1-10
Greene Apple
Motel LLC

170.03-1-9
Greene Apple
Motel LLC

Mountain Turnpike Rd

Mountain Turnpike Rd

170.03-2-5
TF Catskill
Apts LLC

Route

23A

23A

Route 23A

23A

Route 23A

23A

170.03-2-7
Guerrieri,
Michael J.

High Falls Roa

170.03-3-16
Mower, Reid

170.03-1-8
Guernsey,
Michael J.

170.03-1-10
Greene Apple
Motel LLC

170.03-1-9
Greene Apple
Motel LLC

170.03-2-5
TF Catskill
Apts LLC

170.03-2-7
Guernsey,
Michael J.

170.03-3-16
Mower, Reid

Collection: **Town & County 2026****Fiscal Year Start:** 1/1/2026**Fiscal Year End:** 12/31/2026**Warrant Date:** 12/21/2025**Total Tax Due (minus penalties, interest & Fee)** \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/13/2026	1/8/2026	\$7,560.44	\$7,560.44	\$0.00	\$0.00	Internet	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
005317	192689	170.03-2-5	PAID IN FULL
Address	Municipality	School	
1014 Route 23A	Town of Catskill	Catskill Central	

Owners

TF Catskill Apts LLC
 290 Prospect St
 Midland Park, NJ 07432

Property Information

Roll Section: 1
Property Class: Apartment
Lot Size: 1.60

Assessment Information

Full Market Value: 1461429.00
Total Assessed Value: 409200.00
Uniform %: 28.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	409200.000	8.10260100	\$3,315.58
Town Tax	3886524	3.4000	409200.000	7.98323000	\$3,266.74
Kiskatom fire	282592	10.8000	409200.000	2.39031500	\$978.12

Total Taxes: \$7,560.44

Estimated State Aid - Type	Amount
County	24079274.00
Town	538257.00

Mail Payments To:

Samuel Aldi
 Receiver of Taxes
 439 Main Street Catskill, N.Y. 12414 (518) 943-4618 X5



Property and summary tax balance information for the selected parcel is shown to the right. Exemptions are displayed as well if they exist for the property.

You can view or hide tax bill detail and any payments by clicking the bar near the bottom of the page.

If the property appears in other tax years, you can quickly view the tax history for the property. Just select a tax year from the drop-down list at the top of the page.

To request a signed Tax Certification, click the "Request Signed Certificate" button at the bottom of the page.

[Re-enter search conditions](#)

For Tax Year: 2026 School Tax ▼

Last Updated: 09/22/26 11:15 am

Owner:	Tax Map # 170.03-2-5
TF Catskill Apts LLC	Tax Bill # 006071
290 Prospect St	Bank Code:
Midland Park, NJ 07432	School Code: 192601
	Property Class: 411 Tax Roll: 1
Location: 1014 Route 23A	Acreage: 1.6
SWIS: 192689 Catskill	Frontage: Liber: 2021
	Depth: Page: 260

Full Value:	1,573,846
Assessment:	409,200
STAR Savings:	0.00
Tax Amount:	14,605.44
Tax Paid:	14,605.44
Balance:	0.00

☒ (Hide Bill and Payment Details...)

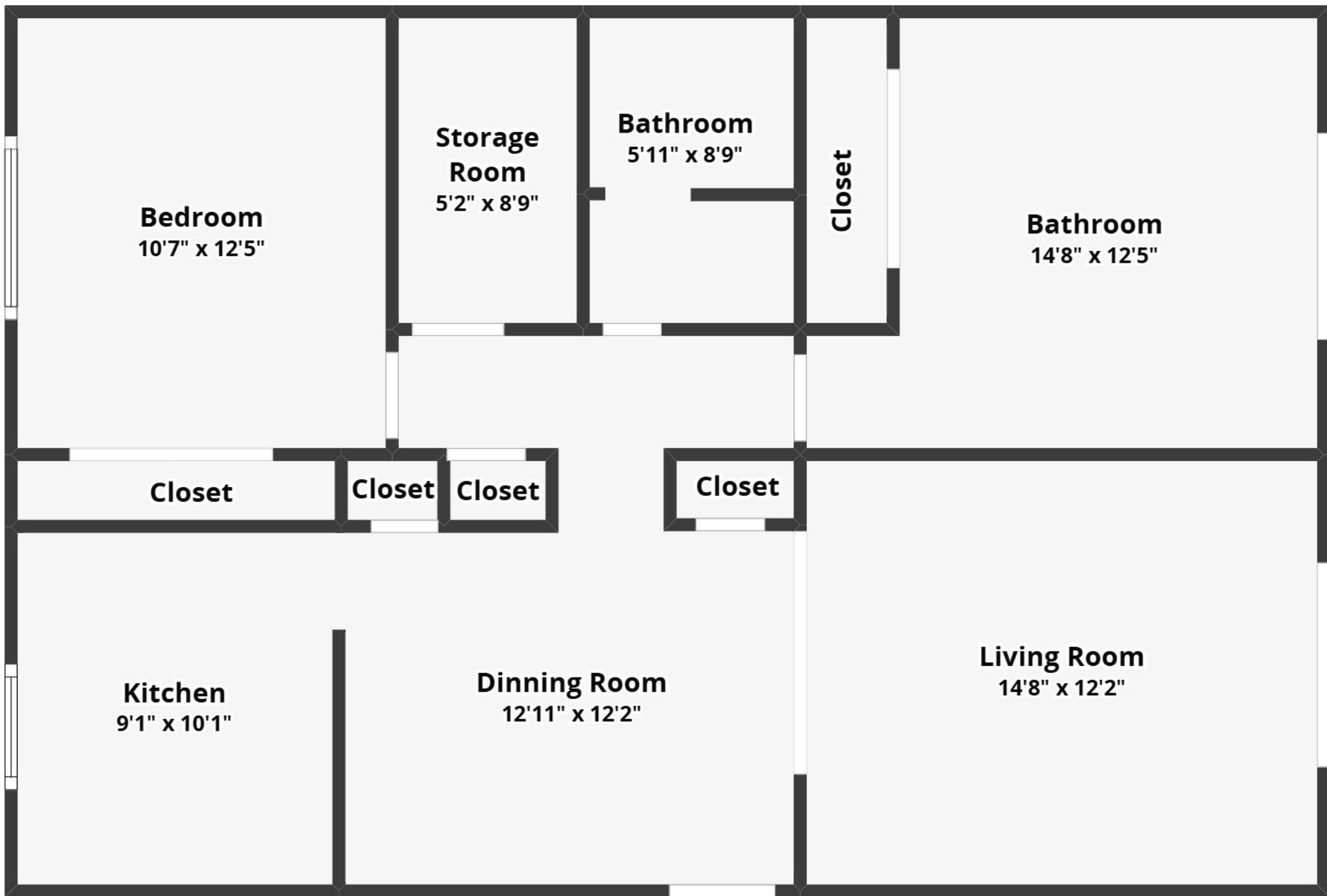
Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School Tax	21,620,956	409,200	33.738891	13,805.95
Library Tax	1,251,981	409,200	1.953776	799.49

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/11/26	Linda Eliya	15891753	14,605.44	

Tax Balance does not include any accrued Late Fees

**Payments shown may not include
payments made directly to the County**

[Late Fee Schedule](#)
[Tax Certification](#)
[Request Certification](#)



UNIT 4

Entry

All dimensions are approximate and subject to independent verification