36422 State Highway 23
Roxbury, NY 12434

$595,000



Brought to you as a courtesy of:



Theodore Banta III
RVW Select Properties
Primary Phone: 518-466-1219
Office Phone: 518-943-5303
tedbanta3@yahoo.com
rvwselectproperties.com/









Basics

Beds	********
Baths	2
Baths Full	********
Living Area	2472

Details

Sub Type: Business
Year Built: 2014

Acres: 0.75

Additional Info

Flood Plain	No

Remarks

A Prime Commercial Real Estate & Turnkey Restaurant Opportunity in the Great Western Catskills! Discover the possibilities at Sundaes Restaurant & Tasty Freeze, prominently situated along high-visibility State Route 23 in Roxbury/Grand Gorge, NY! This versatile commercial property offers approximately 0.75 acres with ample parking, two driveways for convenient access, prominent signage, municipal water and sewer, and a well-maintained 2,500 sq. ft. building designed for food service and hospitality. The property features indoor dining, a spacious outdoor dining pavilion, a fully equipped commercial kitchen, a dedicated ice cream service station, security system, equipment, and inventory. Currently operating as Sundaes Restaurant & Tasty Freeze, the established business offers steaks, burgers, pizza, ice cream, and more. Continue the existing operation or bring your own culinary concept and vision to this desirable commercial location! The large outdoor pavilion provides additional seating and potential for future improvements, including conversion to a multi-season or year-round dining space, subject to applicable approvals. The property was previously approved for an EV charging station installation; however, that approval was not pursued, and any future installation would require a new application and approval process. Strategically located in the Great Western Catskills, the property offers convenient access to the region's year-round recreational attractions, including Windham Mountain Club (approximately 20 minutes), Belleayre Mountain Ski Center

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Tuesday, October 13, 2026 1:01AM.

Commercial Sale Active MLS# 154054	36422 State Highway 23 Roxbury, NY 12434 County: Delaware	$595,000 Public Report



Number Of Units Total:	1	**Sub-Type:**	Business
Stories:	1	**Township:**	Roxbury
Building Area Total:	2,472	**Town (Taxable):**	Grand Gorge
Year Built:	2014	**911 Address:**	36422 Route 23, Roxbury, NY 12434
		Lot Size Acres:	0.75
		Lot Size Dimensions:	.75 acres
		Zoning:	422
		Zoning Description:	422 - Diner
		Flood Plain YN:	No
		Frontage Length:	See maps
		Lease Considered YN:	Yes
		Lease Term:	Negotiable

Public Remarks: A Prime Commercial Real Estate & Turnkey Restaurant Opportunity in the Great Western Catskills! Discover the possibilities at Sundaes Restaurant & Tasty Freeze, prominently situated along high-visibility State Route 23 in Roxbury/Grand Gorge, NY! This versatile commercial property offers approximately 0.75 acres with ample parking, two driveways for convenient access, prominent signage, municipal water and sewer, and a well-maintained 2,500 sq. ft. building designed for food service and hospitality. The property features indoor dining, a spacious outdoor dining pavilion, a fully equipped commercial kitchen, a dedicated ice cream service station, security system, equipment, and inventory. Currently operating as Sundaes Restaurant & Tasty Freeze, the established business offers steaks, burgers, pizza, ice cream, and more. Continue the existing operation or bring your own culinary concept and vision to this desirable commercial location! The large outdoor pavilion provides additional seating and potential for future improvements, including conversion to a multi-season or year-round dining space, subject to applicable approvals. The property was previously approved for an EV charging station installation; however, that approval was not pursued, and any future installation would require a new application and approval process. Strategically located in the Great Western Catskills, the property offers convenient access to the region's year-round recreational attractions, including Windham Mountain Club (approximately 20 minutes), Belleayre Mountain Ski Center, and Plattekill Mountain (approximately 30 minutes). The area's skiing, hiking, fishing, outdoor recreation, tourism, and seasonal visitors create opportunities for a variety of commercial uses. Whether you're an experienced restaurateur, food truck operator seeking a permanent location, entrepreneur, or investor, this property offers an opportunity to acquire established commercial infrastructure in a highly visible Catskills location. Real Estate, Business, Equipment & Opportunity - All in One! Explore our 3D Virtual Tour, 3D Sky Tour, Drone Aerial Photography, and comprehensive multimedia property website!

Possession: Close Of Escrow

Status Change Timestamp:	08/19/2024
Original List Price:	$795,000
List Price:	$595,000

School District:	Roxbury Central Schools	**Tax Annual Amount:**	$7,654	**Parcel Number:**	91.2-9-5
		Tax Year:	0	**Tax Block:**	5
List Price/SqFt:	$240.7	**General Tax:**	$0	**Tax Lot:**	9
		School Tax:	$3,190.98	**Tax Exemptions YN:**	No
		Village Tax:	$0		
		Town Tax:	4,462.92		
		Tax Assessed Value:	$400,900		
		Assessors Full Market Value:	$431,075		

Book Information: Liber/Book: 1633; Page: 65; Section: 91.2
Business Type: Commercial; Fast Food; Ice Cream/Frozen Yogurt; Restaurant
Construction Materials: Brick; Frame; Metal Siding
Cooling: Wall Unit(s)
Electric: Circuit Breakers
Foundation Details: Slab
Heating: Hot Water
Listing Terms: Cash; Conventional
Location: Rural
Lot Features: Level
Road Frontage Type: State Road
Road Surface Type: Asphalt; Paved
Roof: Asphalt; Shingle
Security Features: Security System
Sewer: Public Sewer
Water Source: Public

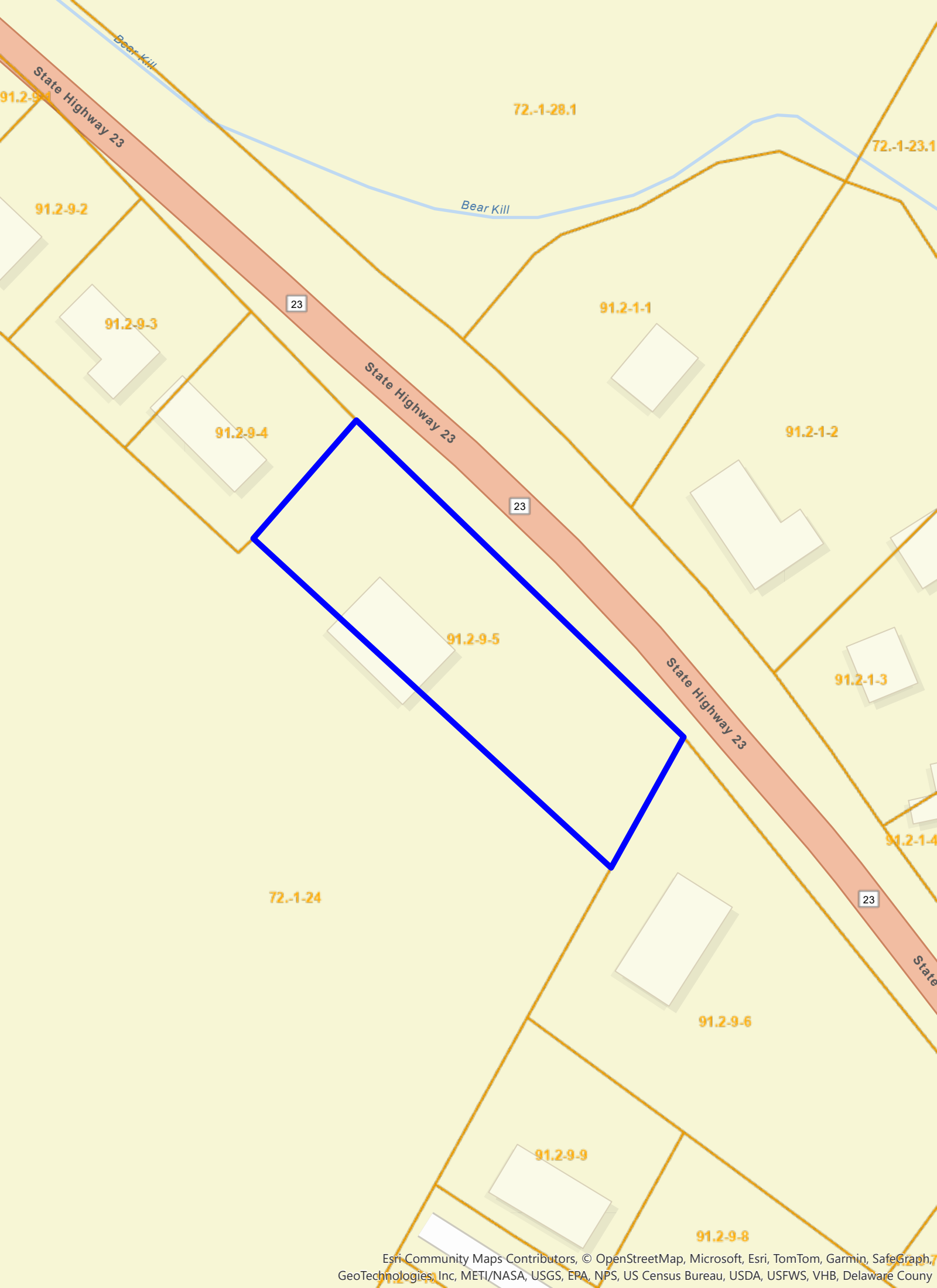
Income and Expenses: Financials Available Y/N: Yes; Gross Income: 0; Maintenance Expense: 0



Theodore Banta III
License:10311206649
RVW Select Properties
7 W Moorehouse Rd
Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
https://rvwselectproperties.com/

Information is deemed to be reliable, but is not guaranteed. © 2026 MLS and FBS. Prepared by Theodore Banta III on Tuesday, October 13, 2026 1:01 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.


91.2-9-1
72.-1-28.1
72.-1-23.1
91.2-9-2
91.2-9-3
91.2-1-1
91.2-9-4
91.2-1-2
91.2-9-5
91.2-1-3
91.2-1-4
72.-1-24
91.2-9-6
91.2-9-9
91.2-9-8
91.2-9-10
New York State, Maxar, Microsoft, VHB, Delaware County


Bear Kill
State Highway 23
91.2-9-1
72.-1-28.1
72.-1-23.1
Bear Kill
91.2-9-2
23
91.2-9-3
91.2-1-1
State Highway 23
91.2-9-4
91.2-1-2
23
91.2-9-5
State Highway 23
91.2-1-3
91.2-1-4
72.-1-24
23
State
91.2-9-6
91.2-9-9
91.2-9-8
Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, VHB, Delaware County

Collection: **Town & County 2026**

Fiscal Year Start: 1/1/2026 **Fiscal Year End:** 12/31/2026 **Warrant Date:** 12/29/2025

Total Tax Due (minus penalties, interest & Fee) $0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
1/20/2026	1/20/2026	$7,942.82	$7,942.82	$0.00	$0.00	Mail	Full Payment - Multi-Payment

Tax Bill #	SWIS	Tax Map #	Status
002002	124800	91.2-9-5	PAID IN FULL

Address	Municipality	School
36422 State Hwy 23	Town of Roxbury	ROXBURY

Owners

Mumbolo Andy

PO Box 64
Grand Gorge, NY 12434

Property Information		Assessment Information	
Roll Section:	1	**Full Market Value:**	404949.00
Property Class:	Diner/lunch	**Total Assessed Value:**	400900.00
Lot Size:	0.75	**Uniform %:**	99.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County General	3020054	-0.5000	400900.000	3.97959000	$1,595.42
Town General & Hwy	2491357	4.8000	400900.000	3.28999000	$1,318.96
~~Returned School Tax~~	~~0~~	~~0.0000~~	~~0.000~~	~~0.00000000~~	~~$3,479.90~~
Grand gorge fd	160887	4.0000	400900.000	0.86846800	$348.17
Grand gorge water	107845	33.8000	400900.000	2.99419400	$1,200.37

Total Taxes: ~~**$7,942.82**~~

$4,462.92

Estimated State Aid - Type	Amount
Town	12814.00

Mail Payments To:
Bonnie Walker
Tax Collector
PO Box 243 Roxbury, NY 12474

Info-Tax Online

Roxbury Central School
Delaware County
PAY TO: Lacey Haskin, 3956 State Rt 30, Middleburgh, Ny 12122 518-827-3139

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 (2026-2027) Last Updated: 10/08/26 11:36 am

Owner:
Mumbolo Andy
PO Box 64
Grand Gorge, NY 12434

Location: 36422 State Hwy 23
SWIS: 124800 Roxbury

Tax Map # 91.2-9-5
Tax Bill # 002340
Bank Code: 4339
School Code: 124802
Property Class: 422 Tax Roll: 1

Acreage: .75
Frontage: 320 Liber: 1633
Depth: 96 Page: 65

Full Value:	431,075
Assessment:	400,900
STAR Savings:	0.00
Tax Amount:	**3,190.98**
Tax Paid:	3,190.98
Balance:	**0.00**

(Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
Roxbury Central Sch	6,606,221	400,900	7.959529	3,190.98

Pmt Date	Payor	Check #	Tax Paid	Fees Paid
09/29/26	Lereta	973018	3,190.98	

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

Copyright (c) 2014-2019 BTW Associates, Inc.

Information Disclaimer

Docusign Envelope ID: 4F865A41-9034-4E06-869A-13569C032AE5

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001
Customer Service: (518) 474-4429
www.dos.ny.gov

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interest. The buyer's agent does this by negotiating the purchase of a home at a price and on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller cannot provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and the seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller. A sales agent works under the supervision of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will

New York State Disclosure Form for Buyer and Seller

function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. A designated sales agent cannot provide full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by Theodore Banta III & Konrad Roman (*Print Name of Licensee*) of RVW Select Properties (*Print Name of Company, Firm or Brokerage*)

a licensed real estate broker acting in the interest of the:

- [■] Seller as a (*check relationship below*)
  - [■] Seller's Agent
  - [ ] Broker's Agent
- [ ] Buyer as a (*check relationship below*)
  - [ ] Buyer's Agent
  - [ ] Broker's Agent
- [ ] Dual Agent
- [ ] Dual Agent with Designated Sales Agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- [ ] Advance Informed Consent Dual Agency
- [ ] Advance Informed Consent to Dual Agency with Designated Sales Agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) Andy Mumbulo acknowledge receipt of a copy of this disclosure form:

Signature of [ ] Buyer(s) and/or [✓] Seller(s):

Signed by: 342D87D14AB344F...

Date: _____

Date: 8/6/2024

Docusign Envelope ID: 4F865A41-9034-4E06-869A-13569C032AE5

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.** Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: https://dhr.ny.gov/contact-us, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit https://dhr.ny.gov/fairhousing and https://www.dos.ny.gov/licensing/fairhousing.html.

This form was provided to me by Theodore Banta III & Konrad Roman (print name of Real Estate Salesperson/ Broker) of RVW Select Properties (print name of Real Estate company, firm or brokerage)

(I)(We) Andy Mumbulo

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature Signed by: 342D87D14AB344F... Date: 8/6/2024

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.