

638 Main Street
Cairo, NY 12413

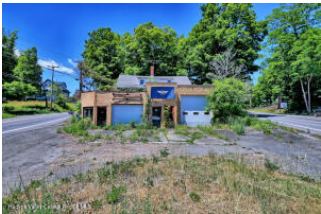
\$174,900



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		Details	
Beds	3	Above Grd Fin Area: 3143	Garage Spaces: 3
Baths	3	Below Grd Fin Area: 0	Year Built: 1900
Baths Full	*****	Sub Type: Multi Family	Acres: 0.48
Living Area	3143		

Additional Info	
Flood Plain	No

Remarks

A Prime Investment Opportunity in Cairo Awaits Your Vision! Secure your position in the heart of Cairo's economic resurgence in the center of Greene County. Situated on a prime .48 acre lot at the strategic intersection of Main Street (Route 23B) and County Route 84 - directly across from the high-traffic and popular Old Factory Brewing Company. This property is perfectly positioned for maximum exposure and long-term appreciation. The site features a versatile, dual-use layout: a 1,974 sq. ft. Two-Story Residence with 3 to 4 bedrooms & a 1,170 sq. ft. Commercial Unit - a former auto body garage equipped with a mechanic's pit, dedicated office space, and useful work areas. The property can be delivered vacant providing the new owner with a clean slate to begin renovations or redevelopment. The location, combined with the property's potential, makes this an outstanding acquisition for those motivated to secure prime commercial real estate in the Catskills. The building requires extensive repairs, but for the right visionary or investor, the upside is significant. Whether you are looking for a complete restoration project or a total repurposing of this prime corner lot, the potential for high return on investment is clear. View the full potential of this site today via our 3D virtual tour and multi-media website. Buyers will need cash or a renovation loan to purchase this property.



Number Of Units Total:	2	Sub-Type:	Multi Family
Beds:	3	Township:	Cairo
Baths - Total (F,H)	3 (,)	Town	Cairo
Living Area:	3,143	(Taxable):	
Above Grade Finished Area:	3,143	911 Address:	638-640 Main St, Cairo, NY 12413
Below Grade Finished Area:	0	Lot Size	0.48
		Acres:	
		Zoning:	MS Com
		Zoning	Main Street
		Description:	Commercial, 433 Auto Body
		Year Built:	1900
		New	No
		Construction	
		YN:	
		Flood Plain	No
		YN:	
		Garage YN:	Yes
		Attached	Yes
		Garage YN:	
		Garage	3
		Spaces:	
		Lease	No
		Considered	
		YN:	

Public Remarks: A Prime Investment Opportunity in Cairo Awaits Your Vision! Secure your position in the heart of Cairo's economic resurgence in the center of Greene County. Situated on a prime .48 acre lot at the strategic intersection of Main Street (Route 23B) and County Route 84 - directly across from the high-traffic and popular Old Factory Brewing Company. This property is perfectly positioned for maximum exposure and long-term appreciation. The site features a versatile, dual-use layout: a 1,974 sq. ft. Two-Story Residence with 3 to 4 bedrooms & a 1,170 sq. ft. Commercial Unit - a former auto body garage equipped with a mechanic's pit, dedicated office space, and useful work areas. The property can be delivered vacant providing the new owner with a clean slate to begin renovations or redevelopment. The location, combined with the property's potential, makes this an outstanding acquisition for those motivated to secure prime commercial real estate in the Catskills. The building requires extensive repairs, but for the right visionary or investor, the upside is significant. Whether you are looking for a complete restoration project or a total repurposing of this prime corner lot, the potential for high return on investment is clear. View the full potential of this site today via our 3D virtual tour and multi-media website. Buyers will need cash or a renovation loan to purchase this property.

Possession: Close Of Escrow		Status Change Timestamp: 03/03/2026	
		Original List Price: \$199,900	
		List Price: \$174,900	
School District: Cairo-Durham Central School District	Tax Annual Amount: \$4,769	Parcel Number: 101.05-7-6	
List Price/SqFt: \$55.65	General Tax: \$0	Tax Block: 6	
	School Tax: \$2,128.61	Tax Lot: 7	
	Town Tax: 2,639.7	Tax Exemptions YN: No	
	Tax Assessed Value: \$81,100	Tax Legal Description: 433 Auto Body	
Assessors Full Market Value: \$231,700			
Unit 1:	Occupied YN: No	Square Feet: 1,170	Baths Partial: 2
			Unit Description: Commercial
			Garage - 638 Main St.
Unit 2:	Beds Total: 4	Square Feet: 1,974	Actual Rent: \$950
	Unit Lease Terms: Month To Month	Baths Full: 1	Dining Room: Yes
	Occupied YN: Yes	Living Room: Yes	Unit Description: 2nd & 3rd Floors -
		Kitchen: Yes	640 Main St.
Appliances: Range; Refrigerator		Levels: Three Or More	
Book Information: Liber/Book: 1389; Page: 189; Section: 101.05		Parking Features: Driveway; Garage Faces Front; Garage Faces Side; Parking Lot	
Construction Materials: Block; Frame		Patio And Porch Features: Rear Porch	
Electric: 100 Amp Service		Road Frontage Type: County Road	
Flooring: Concrete; Hardwood; Laminate; Linoleum		Road Surface Type: Paved	

Foundation Details: Block
Heating: Hot Water; Oil

Roof: Asphalt; Shingle
Sewer: Public Sewer
Structure Type: Mixed Use
View: Neighborhood
Water Source: Public

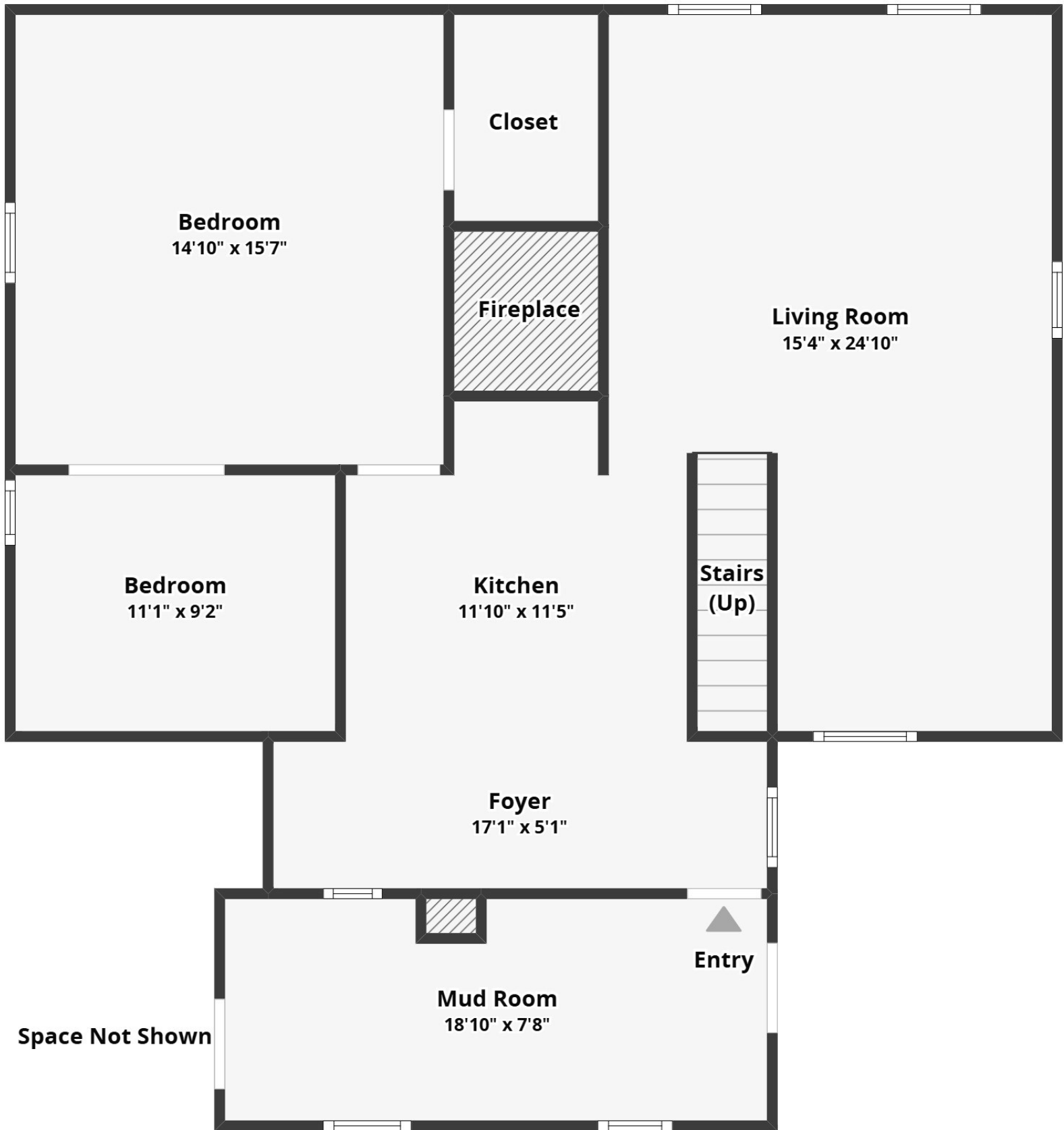


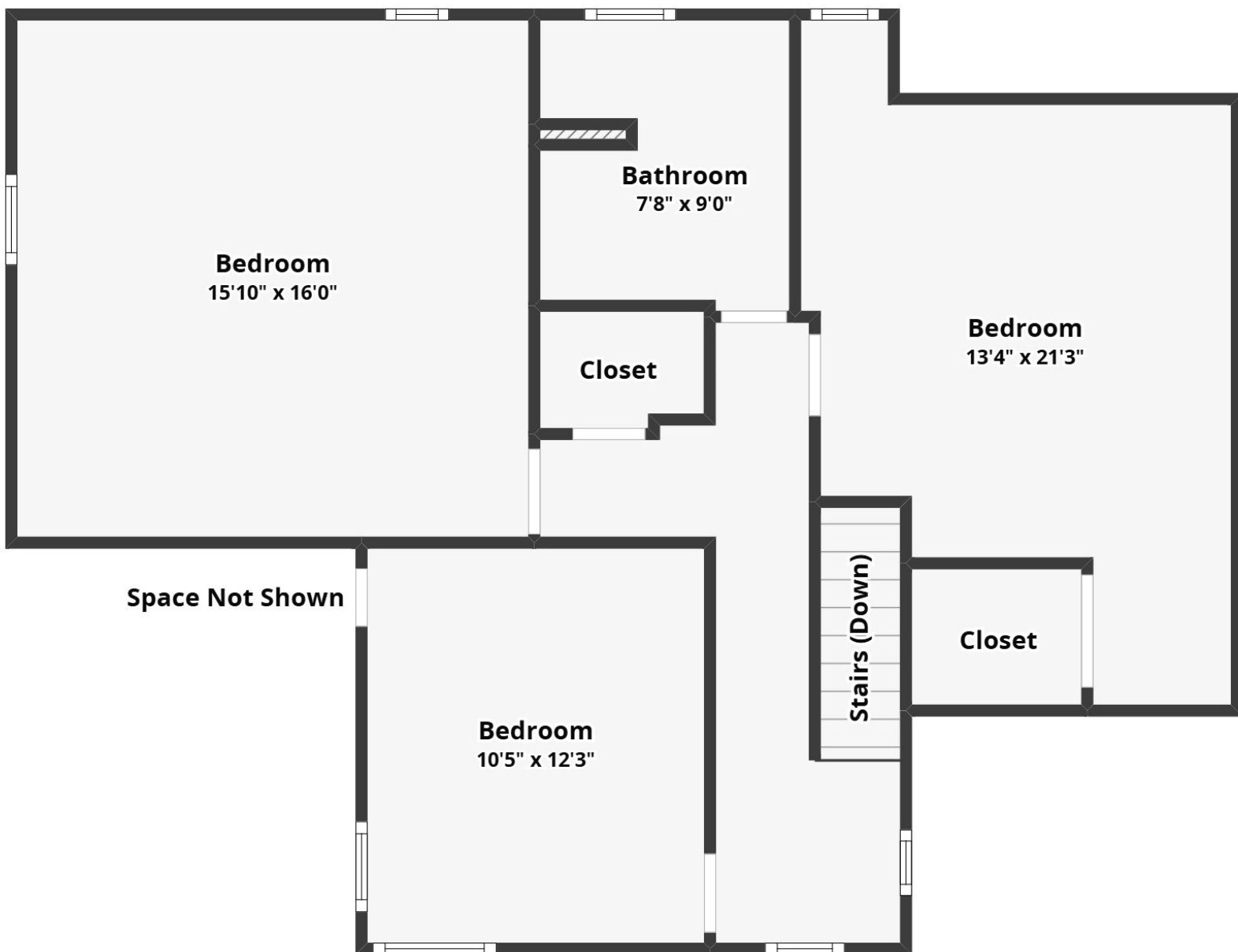
Theodore Banta III
License:10311206649
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Cairo, NY 12413
518-466-1219
518-943-5303
tedbanta3@yahoo.com
<https://rvwselectproperties.com/>



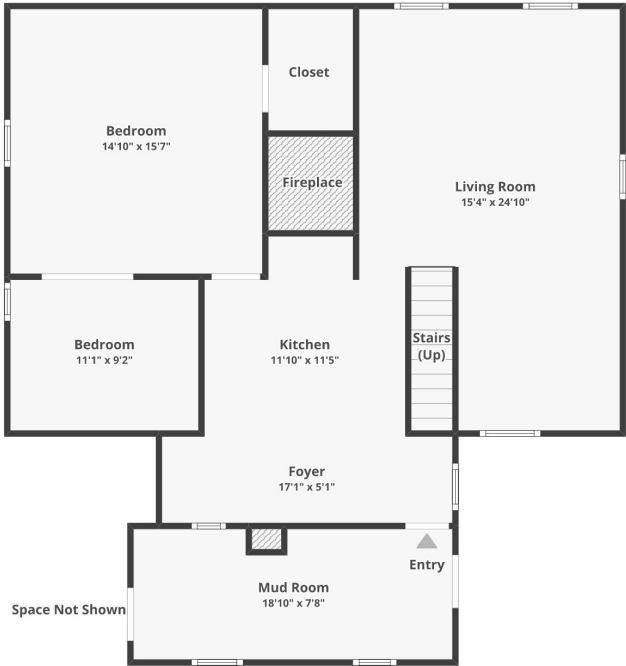
SELECT PROPERTIES

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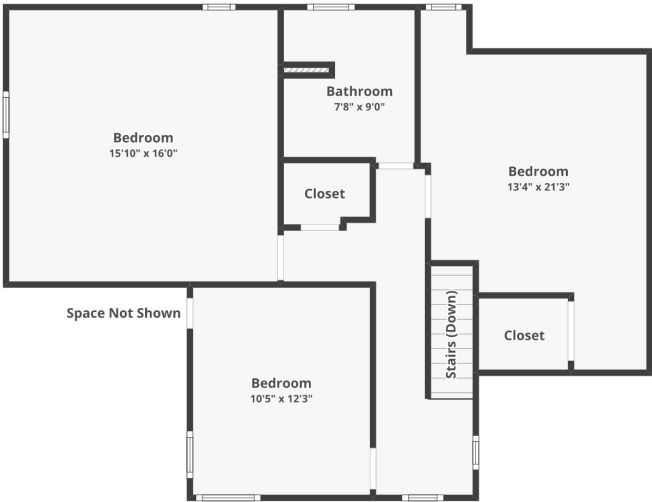




All dimensions are approximate and subject to independent verification



FLOOR 1



FLOOR 2

Floor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas.



101.00-1-1
Cairo
Cemetery Assoc

101.05-7-7
White Bottling
Works LLC

101.05-7-5
Cooke,
Roberta K.

101.05-7-6
Diamond on
the Hill Inc

640 Main St

638 Main St

Main St

Main St

635 Main St

101.00-6-20
665NY LLC

101.05-7-10
Eisenhardt,
Estate of, Trustee

647 Main St

101.05-7-11
Jensen,
Susanne C

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Eisenhardt,
Catherine I

101.05-7-10
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Greene County GIS, The State of New York, acting through the New York State Office of Information Technology Services, makes no representations or warranties, express or implied, with respect to the use of or reliance on the Data provided. The User accepts the Data provided "as is" with no guarantees that it is error free, complete, accurate, current, or fit for any particular purpose and assumes all risks associated with its use. The State disclaims any responsibility or legal liability to Users for damages of any kind, relating to the providing of the Data or the use of it. Users should be aware that temporal changes may have occurred since this Data was created., New York State, Microsoft, Vantor

101.00-6-20
665NY LLC

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)** \$2,639.70**\$2,639.70****Pay Full**

Tax Bill #	SWIS	Tax Map #	Status
001011	192400	101.05-7-6	Unpaid
Address	Municipality	School	
638 & 640 Main St	Town of Cairo	Cairo-Durham	

Owners

Diamond on the Hill Inc
 John Bracken
 606 CR 41
 Freehold, NY 12431

Property Information

Roll Section: 1
Property Class: Auto body
Lot Size: 0.48

Assessment Information

Full Market Value: 231700.00
Total Assessed Value: 81100.00
Uniform %: 35.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
County Tax	27309370	0.0000	81100.000	6.48208100	\$525.70
Town Tax	3946738	0.9000	81100.000	9.02196800	\$731.68
Del Swr USE	0	0.0000	0.000	0.00000000	\$507.76
Del Swr EDU	0	0.0000	0.000	0.00000000	\$200.00
Del Wtr	0	0.0000	0.000	0.00000000	\$437.60
Cairo fire	512700	2.0000	81100.000	1.44183600	\$116.93
Cairo hydrant	34000	-2.5000	81100.000	0.67810300	\$54.99
Cairo lt	36350	3.9000	81100.000	0.80200000	\$65.04

Total Taxes: \$2,639.70**FULL PAYMENT OPTION**

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Dec 29	Feb 02, 2026	\$2,639.70	\$0.00	\$0.00	\$2,639.70
Feb 03	Mar 02, 2026	\$2,639.70	\$26.40	\$0.00	\$2,666.10
Mar 03	Mar 31, 2026	\$2,639.70	\$52.79	\$0.00	\$2,692.49
Apr 01	Apr 30, 2026	\$2,639.70	\$79.19	\$0.00	\$2,718.89
May 01	Jun 01, 2026	\$2,639.70	\$105.59	\$2.00	\$2,747.29
Jun 02	Jun 30, 2026	\$2,639.70	\$131.99	\$2.00	\$2,773.69
Jul 01	Jul 31, 2026	\$2,639.70	\$158.38	\$2.00	\$2,800.08

Estimated State Aid - Type	Amount
County	24079274.00
Town	470591.00

Mail Payments To:



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: 2025 School Tax (2025-2026) ▼

Last Updated: 11/05/25 02:49 pm

Owner:	Tax Map #	101.05-7-6
Diamond on the Hill Inc	Tax Bill #	002528
John Bracken	Bank Code:	
606 CR 41	School Code:	192401
Freehold, NY 12431	Property Class:	433
	Tax Roll:	1
Location: 638 & 640 Main St	Acreage:	.48
SWIS: 192400 Cairo	Frontage:	289
	Depth:	142
	Liber:	1389
	Page:	189

Full Value:	231,700
Assessment:	81,100
STAR Savings:	0.00
Tax Amount:	2,128.61
Tax Paid:	0.00
Balance:	2,128.61

☒ (Hide Bill and Payment Details...)

Tax Description	Tax Levy	Taxable Value	Rate / 1000	Tax Amount
School tax	17,322,960	81,100	26.21263	2,125.84
LibraryTax	22,543	81,100	0.034112	2.77

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](#)

AGRICULTURAL DISTRICT DISCLOSURE FORM AND NOTICE 04/07

for property commonly known as: 638-640 Main St., Cairo, NY 12413

When any purchase and sale contract is presented for the sale, purchase, or exchange of real property located partially or wholly within an agricultural district established pursuant to the provisions of article 25-AA of the Agricultural and Markets law, the prospective grantor shall present to the prospective grantee a disclosure notice which states the following:

It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law.

Such disclosure notice shall be signed by the prospective grantor and grantee prior to the sale, purchase or exchange of such real property.

Receipt of such disclosure notice shall be recorded on a property transfer report form prescribed by the state board of real property services as provided for in section three hundred thirty-three of the real property law.

Initial the following:

_____ The aforementioned property IS located in an agricultural district.
☒ Initial IS NOT _____ The aforementioned property IS NOT located in an agricultural district.
MB

I have received and read this disclosure notice.

Signed by:			
<u>Maureen Bracken</u>		<u>2/4/2026</u>	
Seller	<u>A39223B105A0478...</u>	Date	Purchaser
			Date
Seller		Date	Purchaser
			Date

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Initial

MB

[a] Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Initial

MB

X [b] Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

X

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

[c] Purchaser has received copies of all information listed above.

[d] Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

[e] Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspections for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

DS

TB

TSB3&KR

[f] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: Maureen Bracken A39223B105A0478...	2/4/2026 Date		
Seller		Seller	Date
Purchaser		Purchaser	Date
Theodore Banta III & Konrad Roman	DocuSigned by: Ted Banta 75F0C5617FD84BF...	1/29/2026 Date	
Agent		Agent	Date

CGND MLS #14
09/27/11



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 of RVW Select Properties
 (Print Name of Licensee) (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) Diamond on the Hill Inc. acknowledge receipt of a copy of this disclosure form:

Signature of ☐ Buyer(s) and/or ☒ Seller(s):

Signed by:

Maureen Bracken

A39223B105A0478...

Date: _____

Date: 2/4/2026



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.



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

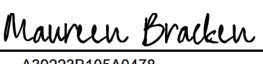
New York State Housing and Anti-Discrimination Disclosure Form

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) Diamond on the Hill Inc.

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

Buyer/Tenant/Seller/Landlord Signature  Date: 2/4/2026
Signed by:
A39223B105A0478...

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.