

\$2,800,000 - 201-203 Ludingtonville Road, Holmes

MLS® #818971

\$2,800,000

20 Bedroom, 0.00 Bathroom, 10,730 sqft
Commercial Sale on 8.20 Acres

N/A, Holmes, NY

Great opportunity to own 20 units with easy commuter access to I-84. Property is in excellent condition, many structural improvements done over time. Current owners have managed premises for 30 years. The 2025 cap rate is about 7% at the asking price of \$140k per unit. Full rent rolls, income and expenses, and recent independent appraisal available upon request. Each unit has electric heat with own meter, wall AC units, personal basement storage space and common laundry facilities.



Built in 1975

Essential Information

MLS® #	818971
Price	\$2,800,000
Sold Price	\$2,700,000
Date Sold	July 11th, 2025
Bedrooms	20
Bathrooms	0.00
Square Footage	10,730
Acres	8.20
Taxes	\$32,807
Year Built	1975
Type	Commercial Sale
Sub-Type	Multi Family
Status	Closed

Community Information

Address	201-203 Ludingtonville Road
Subdivision	N/A
City	Holmes
County	Putnam County
State	NY
Zip Code	12531

Amenities

Utilities	Cable Connected, Electricity Connected, Trash Collection Private
Parking Spaces	40
Parking	Common, Parking Lot

Interior

Heating	Baseboard, Electric
Cooling	Multi Units, Wall/Window Unit(s)
Has Basement	Yes
Basement	Common, Full, Storage Space, Walk-Out Access
# of Stories	2

Exterior

Exterior	Frame
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School Information

District	Carmel
Elementary	Contact Agent
Middle	George Fischer Middle School
High	Carmel High School

Additional Information

Date Listed	January 30th, 2025
Days on Market	9

Listing Details

Listing Courtesy of	RE/MAX Town & Country
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Listing information last updated on October 27th, 2025 at 6:30pm EDT