



FOR SALE

**27 BROOKS LANE
CATSKILL, NY**

137.40± Acres

**COUNTRY CLUB
FOR SALE**

ADAM FIELD
Associate Real Estate Broker
+1 518 669 9930
afield@pyramidbrokerage.com

APRIL MCFEE
Associate Real Estate Broker
+1 518 810 6622
amcfee@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

FOR SALE

27 BROOKS LANE

CATSKILL, NY 12414



137.40± Acres

Property Highlights

Catskill Golf Resort For Sale! 137 Acre 18-hole golf course located off Exit 2 of I-87. Flexible zoning allows for redevelopment and neighborhood housing.

- Pool, Tennis/Pickleball Courts
- 4,000 SF Restaurant and Bar
- New Automated Irrigation System for all 18-holes
- Approval in Place for 7 Townhomes and 1 Model Unit
- Sale Includes: (36) Golf Carts, Toro Greens Mower, John Deere Mower, Ryan Sodcutter, Toro Fairway Mower, (2) John Deere Tractors, (2) Articulators, Billy Goat Blower, Toro Utility Vehicle, John Deere Fairway, Toro Aerator, Spray Rig and Spyker Spreader

Demographic	1 Mile	3 Miles	5 Miles
Population	1,329	7,849	15,865
Households	492	3,687	7,325
Average H.H. Income	\$69,939	\$79,023	\$83,340
Daytime Employees	861	5,317	8,308
Source:	ESRI		
Traffic Counts			
Route 23	14,730 AADT		
I-87 Exit 2	11,488 AADT		
Source:	NYS DOT		



Adam Field

Associate Real Estate Broker
+1 518 669 9930 (mobile)
afield@pyramidbrokerage.com

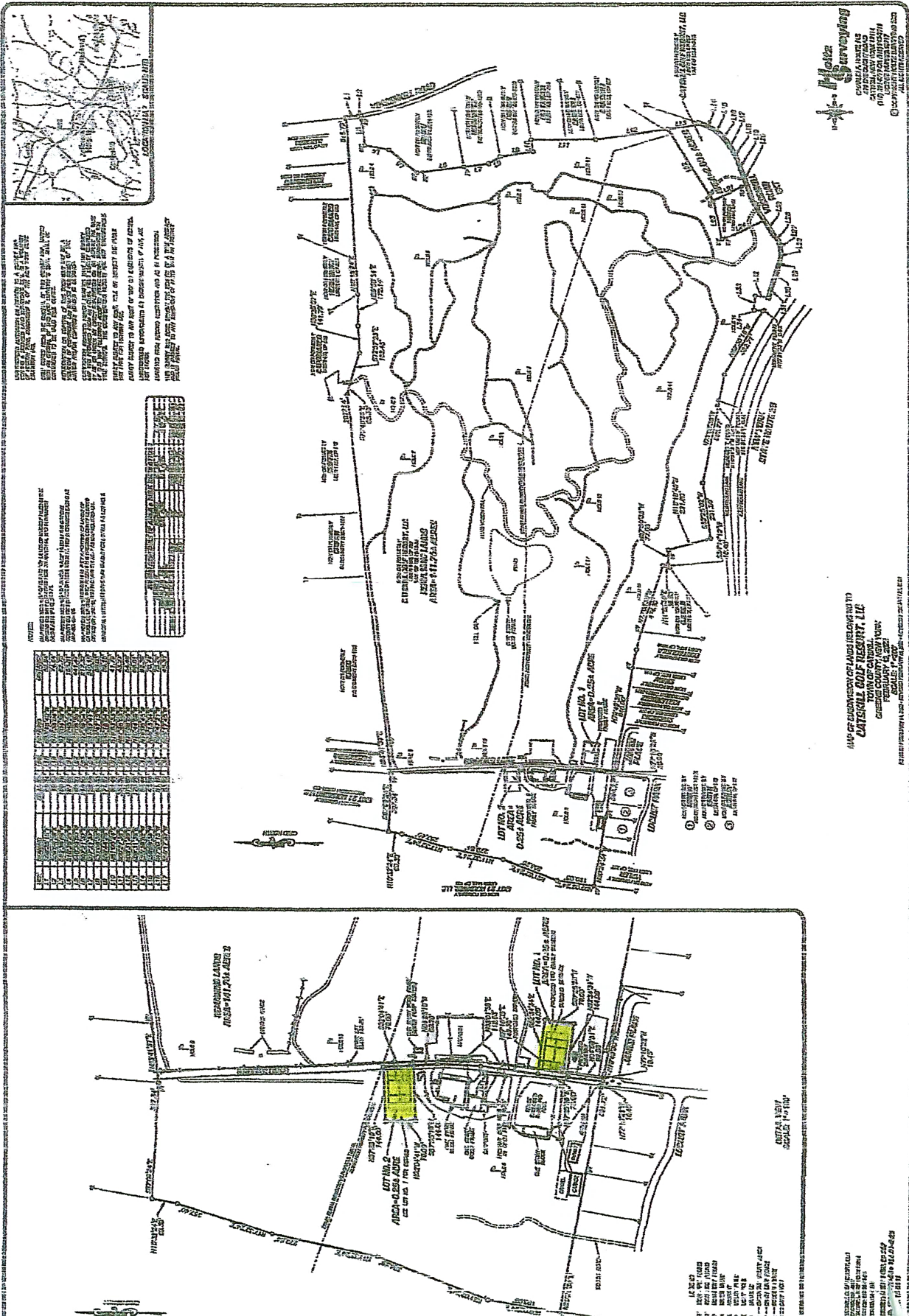


April L. McFee

Associate Real Estate Broker
+1 518 810 6622 (mobile)
amcfee@pyramidbrokerage.com

FOR SALE

27 BROOKS LANE | CATSKILL, NY



FOR SALE

27 BROOKS LANE | CATSKILL, NY

