



WOODSTOCK
51 Tinker St, Woodstock, NY 12498

<https://gristmillrealestate.com>

\$1,495,000

Great visibility and high-volume foot traffic on Woodstock's main street make this iconic, beautifully maintained building the perfect place for a restaurant or business. For decades, cafes in this location, including the much-loved Joshua's, have drawn locals and visitors alike. High ceilings, large windows, and the fantastic corner location provide plenty of light and atmosphere. Zoned HC (Hamlet Commercial), this 2-story building can serve as a restaurant, retail shop, office, nightclub, or hospitality venue, or a combination of the above due to separate entrances (one upper, one lower). The 3360 square-foot space includes a street-level dining room, fully equipped kitchen with walk-in cooler, and waitstaff station, as well as a large open room upstairs that can be used for additional seating or as a wine bar, craft-beer bar, coffee/internet cafe, or dessert spot. The second floor includes a full-service bar, stockroom/prep area, and office with wine and liquor storage. There are two restrooms, one on each floor. Parking options include surrounding streets and a municipal lot directly behind the building. A private driveway/parking area can be used for backdoor deliveries. The building is currently rented and operating as a cafe, with a lease that ends December 2024. (Rental income is \$5000/month.) Woodstock has never been livelier. The area's natural beauty and enduring fame continue to draw tourists from around the world, and the recent influx of creatives and remote workers only adds to the area's economy and vibrancy. If owning a commercial building in the heart of one of America's most famous small towns sounds appealing, please call for more details and to arrange a viewing. Owner financing available. Current lessee hopes to stay for three more years and will be paying \$7,000/month starting January 1, 2025, Triple Net, Net Income \$84,000/year.

MLS ID: 20231874

Status Category: Active

Zone: C

Year built: 1970

Commercial Features: Kitchen Facilities, Public Bathrooms, Smoke Detectors, Storage Area

Listing Category: Commercial/industrial

Area, sq ft: 3360 sq ft

Acreage: 0.05

Age: 41-60

Date added: Added 11 months ago

INTERIOR FEATURES

Flooring: Hardwood

Cooling/Air Conditioning: Ductless Split Ac Units, Heat Pump

UTILITIES

Heat Source: Baseboard

Heating Fuel: Propane

Hot Water: Propane

Electricity: 200 Amps

EXTERIOR FEATURES

Lot Dimensions: 0.05

LOCATION DETAILS

Area/Town: Woodstock

School District: Onteora Central

Directions: Nys Thruway 87n To Exit 19. Bear Right To Pine Hill Route 28 West. Right Route 375 To Left At Stop Sign Onto Route 212 Just Past Village Green On The Corner Of Tinker St (212) And Tannery Brook

LISTED BY

Office Name: Halter Associates Realty

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Contact us

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