

## **ROSENDALE**

398 Main St, Kingston, NY 12401

\$1,395,000

https://gristmillrealestate.com

Be fourth in a short line of owners of TWO historic neo-gothic style buildings in the heart of Rosendale. Both the former church and the adjacent residence were completed in 1896 by the Rosendale Reformed Church during the boom years of the Rosendale Cement industry. The Church held the building through 1971, followed by the Volunteer Firemen's Association. In 1985, it became a hot glass studio and the former parsonage was converted into a two family. The building became known as The Belltower where artists from all over the world came together to blow glass. In 2012, the 60' x 40' open space was reconfigured and renovated to allow for events in this inviting environment while the cold glass studio operates on a smaller footprint of the approximately 4000 sq ft the first floor. The soaring ceilings and original fir flooring, a stunning front window and the original corner pulpit (a great stage) in addition to a 1950s curved wet bar make for a splendid setting to come together and celebrate, create, perform, make, eat, learn, you name it! On the second floor of the main building is a 1 BR loft apartment, about 1,600 sq ft. The two 1 BR apartments in the former parsonage are about 900 sq ft and 1,100 sq ft. Situated on half an acre with established gardens, adjacent to municipal parking and the Willow Kiln Park and Joppenbergh Mountain trail. The Empire State Trail that connects NYC to the Canadian border, runs through Rosendale via the famous Rosendale Trestle. The Event Venue is town approved and is operated as an added revenue source to the art studio and residential rental income. There are many possibilities for this gem on Main Street of this vibrant Hudson Valley Town between Kingston and New Paltz. Only a few miles from Williams Lake, a planned and to-be-built 800-acre modern, sustainable resort and residential community on the site of the former Williams Lake Hotel.

MLS ID: 20232171

Status Category: Active

Zone: B-1

Year built: 1896 Basement: Full Loading Dock: Y

Business Name: The Belltower

Date added: Added 2 years ago

INTERIOR FEATURES

**Flooring:** Ceramic, Concrete, Hardwood, Linoleum

**Listing Category:** Commercial/industrial

Area, sq ft: 8600 sq ft

Acreage: 0.51 **Age:** 100-200

Other Rooms: Office, Studio, Utility Room, Workshop

Overhead Doors: Y

Commercial Features: Dock-exterior, Handicap Access, Public

Bathrooms

Cooling/Air Conditioning: Ceiling Fan

**UTILITIES** 

**Heat Source:** Baseboard, Steam **Heating Fuel:** Propane

**Hot Water:** Electric **Water:** Municipal **Electricity:** Single Phase, Three Phase, 200 Amps, 300 Amps **Sewer:** Municipal

**EXTERIOR FEATURES** 

Lot/Site: Other/see Remarks

Garage/Parking Extras: Lot Construction: Masonry

Other Buildings: Additional Living Unit Lot Features: Landscaped, Level, Parking Lot

Additional Exterior Features: Partially Fenced Lot Dimensions: 0.51 Acres

**LOCATION DETAILS** 

Area/Town: Rosendale School District: Rondout Valley Schools

Elementary School: Marbletown K-3 Directions: Rosendale Center, By Municipal Parking

**LISTED BY** 

**Office Name:** Berkshire Hathaway Homeservices Nutshell **Agent First Name:** Petra Realty

**Agent Last Name:** Heist



