

WOODSTOCK

17 Mill Hill Rd, Woodstock, NY 12498

\$1,800,000

https://gristmillrealestate.com

Woodstock Pub and Hotel - There is no better location (location and location) than the heart of the most famous small town in the world, Woodstock, NY. Fully equipped full service restaurant and two efficiency apartments with transferable hotel permit, all recently renovated to a high standard. Restaurant legal occupancy load of 151. A timeless 20 seat bar anchors the indoor public space with adjacent dining room, lounge area and 3 public rest rooms. Sidewalk patio designed to be open when warm or closed for 4 season use—and structurally engineered to add a rooftop bar above. Sale includes the real property, equipment, DBA and a rich history of hospitality that includes Luke "Sugar" Yeager, in the midst of one of the worst blizzards ever, arriving on a log pulled by a team of horses! The spacious kitchen is a chef's dream-come-true, with well laid out line and ample support/prep space. Tremendous value in new or newer hood/ansul system/roof fan; 10 burner Garland professional range/oven; ice machine; 10 tap beer system; reach-in refrigerators; compressors; you name it. Back office plus basement for dry storage and food and beer walk-in refrigerators. Permissive Hamlet Commercial zoning allows maximum by-right uses. Municipal water and sewer. High visibility and high vehicular and foot traffic counts directly on Woodstock's main drag, State Route 212, aka Mill Hill Rd. 12 owned parking spaces and contiguous to main municipal parking lot and free on-street parking. All this where the Hudson River Valley meets the Catskill Mountains, with world-class natural beauty, outdoor recreation resources, art, culture and cuisine all in one place. Don't miss your opportunity to prosper in the middle of it all!

MLS ID: 20232783 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 4659 sq ft

Zone: Hc **Acreage:** 0.28 **Year built:** 1969 **Age:** 41-60

Basement: Partial Business Name: Pub

Commercial Features: Handicap Facility, Kitchen Facilites, Virtual Tour: https://vimeo.com/679343173/cabc3b5ac4

Overhead Sprinklers, Patio/decks, Public Bathrooms, Security System, Signs Owned, Smoke Detectors

Date added: Added 2 years ago

INTERIOR FEATURES

Flooring: Ceramic, Wood Cooling/Air Conditioning: Central, Ductless Split Ac Units

UTILITIES

Heat Source: Baseboard, Ductless Mini Split Sys

Heating Fuel: Electric

Hot Water: Electric **Water:** Municipal

Electricity: Other, 200 Amps Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Off Street, Parking Spaces **Construction:** Frame/stick, Masonry 1-5

Other Buildings: Shed Lot Features: Level, Parking Lot

Road Frontage: State Road

Lot Dimensions: 0.28

Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: Woodstock School District: Onteora Central

Directions: Route 375 To Left On Mill Hill Road. Restaurant In County: Ulster County

The Center Of Town On The Right.

LISTED BY

Office Name: Halter Associates Realty Office 2 Name: Halter Associates Realty

Agent First Name: Carol Agent Last Name: Spirig Agent 2 Last Name: Cantine Agent 2 First Name: Peter





Phone:

