



WOODSTOCK
17 Mill Hill Rd, Woodstock, NY 12498

<https://gristmillrealestate.com>

\$1,800,000

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

Status Category: Active

Zone: Hc

Year built: 1969

Basement: Partial

Commercial Features: Handicap Facility, Kitchen Facilities, Overhead Sprinklers, Patio/decks, Public Bathrooms, Security System, Signs Owned, Smoke Detectors

Date added: Added 11 months ago

Listing Category: Commercial/industrial

Area, sq ft: 4659 sq ft

Acreage: 0.28

Age: 41-60

Business Name: Pub

Virtual Tour: <https://vimeo.com/679343173/cabc3b5ac4>

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

County: Ulster County

Directions: Route 375 To Left On Mill Hill Road. Restaurant In
The Center Of Town On The Right.

LISTED BY

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