WOODSTOCK
603 Wittenberg Rd #607, Mt Tremper, NY 12457

https://gristmillrealestate.com

$995,000

`

An opportunity to own a beloved Woodstock property while realizing an excellent revenue stream! High-profile property at well-trafficked intersection combining retail space with three living units generating multiple income flows - or live on-site and run your own next-door business. Situated on almost an acre in a magical, forested setting on both sides of Little Beaver Kill with mountain views. This sought-after retail space was previously the Mezza Luna Pizzeria, The Wittenberg Store, and most recently Harana Market -- and is becoming available at the end of the November 2023, ready for its next chapter. This 864 sq ft versatile space could be used for a number of purposes - market, store, gallery, studio or professional offices just to start! The retail space features a large commercial kitchen with appliances but could be redesigned depending on its eventual use. Off-street parking adjoins the building. Above the market is an 864 sq ft 2 bedroom/1.5 bath apartment. Just a few steps away is a charming (circa 1934) 1,233 sq ft main house. Off the entrance foyer is a large living room/office with vaulted ceilings (extra closet space) that opens onto a balcony and the easy flowing Beaver Kill Stream. On the other side of the foyer is the kitchen with breakfast bar and cozy light-filled dining area with built-in banquette seating. There's a bedroom and bath open off the kitchen along with a side entrance to a one-car carport. Upstairs is a large bedroom with mountain views and an ensuite bath - the very definition of cozy! Beyond the main house is a 988 sq ft 1 bedroom/1 bath cottage overlooking with a long front porch (that's actually in the back) overlooking the stream. This is an ideal investment for those looking for a mixed-use property in peaceful Woodstock. Do not miss this rare opportunity! Property abuts DEP land. See youTube and Assoc. Docs for charts and videos.

MLS ID: 20233364
Status Category: Active
Zone: R1
Year built: 1934
Bedrooms: Four
Half Baths: One
Dining Room Level: 1
Bedroom 1 Level: 1
SqFt 1st: 1800
Date added: Added 2 years ago

Listing Category: Residential
Area, sq ft: 2500 sq ft
Acreage: 0.9
Age: 61-100
Full Baths: Four
Living Room Level: 1
Kitchen Level: 1
Bedroom 2 Level: 2
Basement: Partial, Walk Out

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer
Cooling/Air Conditioning: Ceiling Fan, Window Unit

Flooring: Carpet, Ceramic, Mixed, Wood
Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Baseboard
Heating Fuel: Mixed
Hot Water: Electric
Water: Drilled Well
Plumbing: Mixed
Electricity: 200 Amps
Sewer: Septic-ingr.
Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Carport
Driveway: Gravel
Style: Farm House
Style: Farm House
Construction: Frame/stick
Siding: Wood
Porch: Deck, Patio
Roof: Asph Shingle
Other Buildings: Additional Living Unit, Other/see Remarks
Lot Features: Level, Other/see Remarks
Views: Mountain, Creek
Water Features: Stream
Water Ways: Ltl Beaverkill
Additional Exterior Features: Balcony
Lot Dimensions: .9 Acres
Lot: 36

LOCATION DETAILS

Area/Town: Woodstock
School District: Onteora Central
Lot/Site: Rural
County: Ulster County
Directions: From Woodstock Take Rt 212 West To Left On Wittenberg Rd. Approx 3 Miles. At The Right Turn, The Property Is On The Left. Sign

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst
Office 2 Name: Bhhs Hudson Valley Prop-king
Agent First Name: Sharon
Agent Last Name: Breslau
Agent 2 First Name: William
Agent 2 Last Name: Jones

Contact us

Phone: (845) 246-3200
Toll Free: (800) 664-5503
Fax: (845) 246-3901

Email: gristmill@gristmillrealestate.com

Address: 265 Main St, Saugerties, NY 12477