



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 12 months 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

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Mixed

Water: Drilled Well

Electricity: 200 Amps

Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Carport

Style: Farm House

Construction: Frame/stick

Porch: Deck, Patio

Other Buildings: Additional Living Unit, Other/see Remarks

Views: Mountain, Creek

Water Ways: Ltl Beaverkill

Lot Dimensions: .9 Acres

Driveway: Gravel

Style: Farm House

Siding: Wood

Roof: Asph Shingle

Lot Features: Level, Other/see Remarks

Water Features: Stream

Additional Exterior Features: Balcony

Lot: 36

LOCATION DETAILS

Area/Town: Woodstock

Lot/Site: Rural

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

School District: Onteora Central

County: Ulster County

LISTED BY

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