



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 with its "Neighborhood Commercial" zoning - 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: 20233367

Status Category: Active

Zone: Nc

Year built: 1934

Basement: Mixed

Date added: Added 8 months ago

Listing Category: Commercial/industrial

Area, sq ft: 3949 sq ft

Acreage: 0.9

Age: 61-100

Commercial Features: Display Window, Kitchen Facilities, Patio/decks

INTERIOR FEATURES

Flooring: Carpet, Ceramic, Mixed, Wood

Additional Interior Features: Office Sqft, Retail Sqft, Residential Sqft, Frontage

Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Baseboard, Hot Water

Hot Water: Mixed

Electricity: 1000, Mixed

Heating Fuel: Mixed

Water: Drilled Well

Sewer: Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Off Street, Parking Spaces 11-20

Lot Features: Parking Lot, Other/see Remarks, Flood Zone

Additional Exterior Features: Living Space Available

Lot/Site: Rural

Construction: Frame/stick

Road Frontage: Country Road, Paved

Lot Dimensions: .9 Acres

LOCATION DETAILS

Area/Town: Woodstock

School District: Onteora Central

Directions: From Woodstock Take 212 West To Wittenberg Rd.
Approx 3.5 Miles To Property On Left. Sign.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent First Name: Sharon

Agent 2 First Name: William

Office 2 Name: Bhhs Hudson Valley Prop-king

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