



**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 11 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 3949 sq ft

**Acreage:** 0.9

**Age:** 61-100

**Commercial Features:** Display Window, Kitchen Facilites, 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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### Contact us

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