

https://gristmillrealestate.com

\$995,000

Located in the heart of the picturesque Catskill "book village" of Hobart, this profitable and well-regarded boutique inn and gastropub is ready for its next proprietor. Be a part of the flourishing food and creative community of the Western Catskills with all this property offers including five well-appointed guest rooms, a pub with a fully-equipped commercial kitchen, a beer garden, and multiple outbuildings. Whether it's a micro-wedding venue, upscale bed and breakfast, or pub for both locals and weekenders - this property can provide a multitude of revenue streams. The main building, built in 1890, was renovated and converted into a restaurant and inn by the current owner with impeccable design sense while maintaining all of its historic charm. A breezy, wraparound porch with additional restaurant seating leads into the reception area, bar, and dining room that seats approximately 55 customers. The ground floor also includes two spacious, fully furnished guest rooms with private entrances. Upstairs are three more furnished quest rooms (each with their own bathroom), a laundry room, and storage. Surrounding the property is a picturesque acre of land — a mix of open yard, tall shady Hemlock trees, and water frontage on the West Branch Delaware River — giving guests a sense of peace and nature while still being in a walkable village setting. Outbuildings include a barn with new flooring (perfect for events and dancing!), an adorable old schoolhouse that is begging to be converted into a tiny guesthouse or studio, and a shed for storage. The highlight outside is the beer garden space with picnic tables, a cantina/bar with outdoor grill for serving drinks and food, a bocce court, fire pits, performance stage, and new electric and sound system. The property has also hosted lovely weddings successfully which adds to its income-generating potential. Centrally located on a prime corner lot on Main St in Hobart (recently profiled in the New York Times, the village is home to eight independent bookstores), the property is 15 minutes or less from the Western Catskill towns of Bovina, Stamford, and Delhi, 30 minutes to Roxbury and skiing at Plattekill, and under 45 minutes to Windham, Hunter, and Belleayre ski mountains. The area abounds with hiking trails (including a rail trail steps away), fishing access, and local farm stands and markets—all this about 2.5 hours from the GWB!

MLS ID: 20233486 Status Category: Active Zone: Unknown Year built: 1890 Bedrooms: Five Half Baths: Two Dining Room Level: 1 Family Room Level: -Bedroom 2 Level: 1 Bedroom 4 Level: 2 Listing Category: Residential Area, sq ft: 3571 sq ft Acreage: 1 Age: 100-200 Full Baths: Five Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2 Den Level: - Other 1 Level: -SqFt 1st: 2023 Attic: Stair/crawl

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Oven-built In, Range, Refrigerator, Washer

Fireplace Description: Brick, Wood Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Baseboard, Radiators Hot Water: Electric, On Demand, Tankless Plumbing: Mixed Sewer: Municipal Other 2 Level: -Basement: Partial, Walk Out, Unfinished Date added: Added 2 years ago

Flooring: Ceramic, Hardwood

Fireplace Location: Dining Room

Heating Fuel: Electric, Oil Water: Municipal Electricity: 200 Amps

EXTERIOR FEATURES

Garage/Parking Extras: Driveway Style: Victorian Construction: Frame/stick Porch: Open, Patio Other Buildings: Barn, Other/see Remarks Views: Mountain Lot Dimensions: Variable

LOCATION DETAILS

Area/Town: Delaware Lot/Site: Hamlet/village

Directions: From Ny-28, Turn Right Onto Co Rd 38; Right Onto Ny-30; Left Onto Ny-23w; Left On Railroad Ave; Left Onto Ny-10. Property Will Be On The Left.

LISTED BY

Office Name: Compass Greater Ny, Llc Agent First Name: Hillary Agent 2 First Name: Hillary Driveway: Gravel Style: Victorian Siding: Vinyl Roof: Asph Shingle, Metal Lot Features: Corner Lot, Landscaped, Water Frontage Water Features: River Lot: 1

School District: South Kortright Central Schools County: Delaware County

Office 2 Name: Compass Greater Ny, Llc Agent Last Name: Kolos Agent 2 Last Name: Kolos



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901 gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

