



\$995,000

<https://gristmillrealestate.com>

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 guest 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: 20233487

Status Category: Active

Zone: Unknown

Year built: 1890

Basement: Partial

Date added: Added 11 months ago

Listing Category: Commercial/industrial

Area, sq ft: 3571 sq ft

Acreage: 1

Age: 100-200

Commercial Features: Fireplace(s), Kitchen Facilities, Laundry Room, Private Restrooms, Public Bathrooms

INTERIOR FEATURES

Flooring: Ceramic, Hardwood

Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Baseboard, Steam

Hot Water: Electric

Electricity: 200 Amps

Heating Fuel: Electric, Oil

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Construction: Frame/stick

Lot Features: Corner Lot, Landscaped

Additional Exterior Features: Partially Fenced

Lot/Site: Hamlet/village

Other Buildings: Barn, Shed

Road Frontage: City Street, Paved

Lot Dimensions: Variable

LOCATION DETAILS

Area/Town: Delaware

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.

School District: South Kortright Central Schools

LISTED BY

Office Name: Compass Greater Ny, Llc

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