



\$1,100,000

<https://gristmillrealestate.com>

Arguably the MOST POPULAR ESTABLISHED EATERY ON THE ESOPUS CREEK along Route 28 has been a successful resting place for food and beverage since the 1930's. Ownership of the land on both sides of the Esopus means that "THE RIVER RUNS THRU IT". As a waypoint between Belleayre Ski Resort in the central Catskills and the Hudson River in Kingston this location has been a presence of country elegance for generations of travelers. Suitable for events or private parties, in addition to full food and beverage services, this dramatic mountain view and riverside property was recently gutted and modernized. It maintains the ambiance of a friendly "comfort food" destination with rustic decorations and up-to-date appliances and features. Customers enjoy dining alongside of the Esopus Creek between Phoenicia and Big Indian with an outdoor deck under sun-brellas, or sit by the stream at picnic tables near the fire-pit (OK to use even during the "no-burn" season). Enjoy watching the bald eagles hang out on the island across the river and see the fly-fishermen compete for the trout swimming by. This business has been a successful dining destination for several decades and is the only restaurant that will ever be allowed next to the Esopus Creek (pre-existing and in conformance with NY City Watershed Rules). Conveniently located next to busy state highway 28 (about 3,000 AADT) many eyes pass by every day and especially on weekends and holidays. The central Catskills draws many visitors for all four seasons and we are just nine miles east of the Belleayre Ski Center, three miles west of the Village of Phoenicia. The mountain region offers many outdoor recreation opportunities including fishing, hiking, biking skiing, kayaking, hunting, etc. Nearby hamlets of Phoenicia, Margaretville, Andes, and Woodstock offer many shopping venues and entertainment. We are less than two hours to NYC, and a bus from Port Authority will stop in front. Stop by for dinner specializing in freshwater and ocean seafood and the best red meats available, smoked or expertly grilled for your pleasure. Normal busy weekend evenings will host 200-300 meals. The restaurant seats about 50 indoors including the bar and about 40 more can be seated easily on the outdoor deck or stream side. Presently open 6 days a week during summer and fall. Winters are open 3 days per week. We do our own smoked meats with our custom outdoor wood fired oven and can do hot or cold smoking. For those willing to sit outdoors, we carry a wide variety of "Owner Selected" international cigars for sale from our custom humidor for outdoor enjoyment. Restaurant and Bar public area is about 2,016 SF. The Kitchen and Back-of-house storage is about 1,228 SF. An extension of the building is presently used for storage but could be converted to a separate business concession specializing in Take-out or Ice-cream, or back to an apartment. The Deck area is about 600 SF for the Restaurant and another 480 SF for the Back-of-house. Watch the 3D walkthru tour at [<https://my.matterport.com/show/?m=iGXNGYRHVDa&brand=0>]. Load to your browser and click on the circles for tour.

MLS ID: 20233497

Status Category: Active

Zone: Com-1 421rstnrt

Year built: 1945

Basement: Partial

Listing Category: Commercial/industrial

Area, sq ft: 3244 sq ft

Acreage: 1.11

Age: 21-40

Other Rooms: Manual Entry, Bedroom, Office

Business Name: J.rocco's Creekside Grill

Commercial Features: Display Window, Fire Alarm, Fireplace(s), Handicap Access, Kitchen Facilities, Laundry Room, Patio/decks, Private Restrooms, Public Bathrooms, Security System, Signs Owned, Storage Area

Virtual Tour:
<https://my.matterport.com/show/?m=iGXNGYRHVda&brand=0>

Date added: Added 8 months ago

INTERIOR FEATURES

Flooring: Ceramic, Hardwood, Pine, Vinyl

Additional Interior Features: Frontage

Cooling/Air Conditioning: Ceiling Fan

UTILITIES

Heat Source: Baseboard, Central, Forced Air, Wood Assist

Hot Water: Propane

Electricity: Circuit Breakers, Single Phase, 200 Amps

Heating Fuel: Electric, Propane, Wood

Water: Drilled Well

Sewer: On-site, Septic In-ground

EXTERIOR FEATURES

Garage/Parking Extras: Lot, Off Street, Parking Spaces 20+

Lot Features: Additional Land Available, Adjacent To State Land, Landscaped, Parking Lot

Additional Exterior Features: Living Space Available

Lot/Site: Freestanding, Rural

Construction: Frame/stick, Steel

Road Frontage: State Road, Paved

Lot Dimensions: Irreg

LOCATION DETAILS

Area/Town: Shandaken

Elementary School: Phoenicia K-3

Directions: Route 28 Three Miles West Of Phoenicia On The River Side. Next To The Allaben Portal Between Broadstreet Hollow And Hinckley Rd. One Mile East Of The Shandaken Town Hall.

School District: Onteora Central

County: Ulster County

Neighborhood: Phoenicia

LISTED BY

Office Name: Four Seasons Sotheby's Int'l-k

Agent Last Name: Chase

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