



**Ellenville-Vlg**  
175 S Main St, Ellenville, NY 12428

<https://gristmillrealestate.com>

**\$850,000**

This Catskills gem with midcentury modern vibes and incredible views of the Shawangunk mountains has potential for great returns with plans in place and a town that's set to take off with major new developments like the five-star Nevele Resort just down the road. This unique opportunity is sure to interest savvy investors and hospitality groups who are looking for their project to be the next big thing in the upstate hospitality market. The new owners can phase the project with an initial 24 doors in a structurally sound building (7,008 sq ft) already planned down to the finishes, pool, sauna, and custom furnishings — plus an additional 18 potential doors, bar, restaurant, and/or event space, etc. to take the place of the second building (7,268 sq ft) that needs to be demolished. Note: please check with the town for any specific plans. Perched on a hill with 8.2 acres overlooking Route 209 — a major thoroughfare linking popular sights and towns across three counties — the motel is also just 12 mins to Route 17, which will take you the last 70 miles to the George Washington Bridge crossing to NYC. Visitors will have no problem seeing as well as traveling to the destination. Full design and architectural plans for a 24 unit motel with a bar restaurant and venue space are included at no cost, however, the original Terrace Motel accommodated 40-42 doors, so you can choose how to best capitalize on your investment with the square footage available. Of course every motel needs an inground pool, and the current owners had planned to restore the one that was there. And there's no need to worry about water and septic (so often the case upstate!), as this property is able to take advantage of municipal water and sewage! The owners can also provide structural engineering reports, site assessments, price quotes, and more. The town of Ellenville has given its written support for the project as well, as it recognizes the need for accommodations in the growing area. Newly minted "Ellenville rising" by the New York Times, Ellenville has proven itself to be a robust community that's starting to see its business renaissance. Places like Morning Sunshine, Sideways Bar, Love Velma, Top Shelf, and Everything Nice are just a handful of what's popping up on the scene here. Visitors can also enjoy some of the best hiking at Sam's Point/Minnewaska State Park. Hot spot towns of Accord, Kerhonkson, High Falls, and Stone Ridge are all within a 10-25 minute drive. Seize this opportunity to get into the market while it's still accessible, and write your own hospitality success story at the gateway to the Catskills.

**MLS ID:** 20233530

**Status Category:** Active

**Zone:** B-3

**Year built:** 1970

**Date added:** Added 1 year ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 7008 sq ft

**Acreage:** 8.02

**Age:** 41-60

## UTILITIES

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Lot Dimensions:** -

## LOCATION DETAILS

**Area/Town:** Ellenville-vlg

**County:** Ulster County

**School District:** Ellenvillecentr

**Directions:** Right Off Route 208, You Will See A Driveway That Leads Straight Up To The Motel Access

## LISTED BY

**Office Name:** Compass Greater Ny, Llc

**Agent Last Name:** Quintard

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### Contact us

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