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\$2,700,000

Other Buildings: Other/see Remarks

The iconic Woodstock Hotel sits prominently in the heart of the village and has been welcoming guests, residents and shoppers for over 85 years. Apart from the highly visible 6000+ sq ft main building, which houses 8 residential units and 4 storefronts, there's a separate 800 sq ft cottage on the Tannery Brook with one residential unit and one retail space, for a total of 9 units and 5 storefronts. In its current iteration, the property enjoys a transferable permit to operate as a boutique hotel and the fully furnished and equipped lodging units, all with kitchens and full baths, are rented through Airbnb and VRBO. Four of the units are 2-bedroom, four are 1-bedroom and there's one studio apartment. The current owners also secured a permit for one outdoor vending space, a perfect opportunity to increase revenue by renting to a food truck. Of the 5 retail spaces, four are currently occupied and the fifth is being held vacant in anticipation of new ownership. Recent improvements include new sidewalks, paving and striping the 14-space parking lot, and electrical updates. Of greatest significance is the property's consistently high occupancy rate and thousands of five-star reviews. Detailed financials are available to interested and qualified purchasers.

Road Frontage: City Street

MLS ID: 20233535 Status Category: Pending Zone: Hc Year built: 1935 Basement: Full	Listing Category: Commercial/industrial Area, sq ft: 6815 sq ft Acreage: 0.32 Age: 61-100 Commercial Features: Display Window
Date added: Added 2 years ago	
INTERIOR FEATURES Flooring: Hardwood, Mixed	Cooling/Air Conditioning: Window Unit
UTILITIES	
Heat Source: Steam	Heating Fuel: Oil, Propane
Hot Water: Oil	Water: Municipal
Electricity: Circuit Breakers, 200 Amps	Sewer: Municipal
EXTERIOR FEATURES	
Garage/Parking Extras: Lot-paved, Lot-striped, Off Street, Parking Spaces 11-20	Construction: Frame/stick

Lot Dimensions: .32a

Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: Woodstock County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np Agent First Name: Theodore Agent 2 First Name: Jeff School District: Onteora Central Directions: 212 To Rock City Rd

Office 2 Name: Bhhs Hudson Valley Prop-king Agent Last Name: Chazkel Agent 2 Last Name: Serouya



Contact us Phone:

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