



WOODSTOCK

5 Rock City Rd, Woodstock, NY 12498

<https://gristmillrealestate.com>

\$2,700,000

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.

MLS ID: 20233536

Status Category: Pending

Acreage: 0.32

Age: 61-100

Basement: Full

Unit 1 Bedrooms: 1

Unit 2 Bedrooms: 1

Unit 3 Bedrooms: 1

Unit 4 Bedrooms: 1

Unit 5 Bedrooms: 1

Unit 6 Bedrooms: 1

Date added: Added 11 months ago

Listing Category: Multi-family

Zone: Hc

Year built: 1935

Bedrooms: 6

Number of Units: 14

Unit 1 Baths: 1

Unit 2 Baths: 1

Unit 3 Baths: 1

Unit 4 Baths: 1

Unit 5 Baths: 1

Unit 6 Baths: 1

INTERIOR FEATURES

Flooring: Hardwood, Mixed

Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Steam

Heating Fuel: Oil, Propane

Hot Water: Oil

Water: Municipal

Electricity: 200 Amps, Circuit Breakers

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot, Lot-paved, Off Street

Construction: Frame/stick

Roof: Asph Shingle

Lot Features: Parking Lot

Water Features: Stream

Lot: 10

Style: Apt. Complex, Cottage

Siding: Vinyl

Other Buildings: Other/see Remarks

Views: Mountain, Seasonal

Lot Dimensions: .32a

LOCATION DETAILS

Area/Town: Woodstock

Lot/Site: Hamlet/village

Directions: 212 To Rock City Rd

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np

Agent First Name: Theodore

Agent 2 First Name: Jeff

Office 2 Name: Bhhs Hudson Valley Prop-king

Agent Last Name: Chazkel

Agent 2 Last Name: Serouya



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