



**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 12 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



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

