



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: 20233563

Status Category: Pending

Zone: Hc

Year built: 1935

Bedrooms: Nine

Full Baths: Nine

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Den Level: 1

Other 2 Level: 1

Basement: Full

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 6815 sq ft

Acreage: 0.32

Age: 61-100

Bathrooms: 9

Half Baths: Five+

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 1

Other 1 Level: 1

SqFt 1st: 2, 272

Total Rooms: 14

INTERIOR FEATURES

Flooring: Hardwood, Mixed

Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Steam
Hot Water: Oil
Electricity: Circuit Breakers, 200 Amps
Utility Level: 1

Heating Fuel: Oil, Propane
Water: Municipal
Sewer: Municipal

EXTERIOR FEATURES

Construction: Frame/stick
Lot Dimensions: .32a

Other Buildings: Other/see Remarks
Lot: 10

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

