



## WOODSTOCK

5 Rock City Rd, Woodstock, NY 12498

\$2,700,000

https://gristmillrealestate.com

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 5 months ago

## INTERIOR FEATURES

Flooring: Hardwood, Mixed

**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** 

Cooling/Air Conditioning: Window Unit

**UTILITIES** 

Heat Source: Steam

Hot Water: Oil

Electricity: Circuit Breakers, 200 Amps

**Utility Level:** 1

**EXTERIOR FEATURES** 

Construction: Frame/stick Other Buildings: Other/see Remarks

Heating Fuel: Oil, Propane

Water: Municipal

Sewer: Municipal

Lot Dimensions: .32a Lot: 10

**LOCATION DETAILS** 

Directions: 212 To Rock City Rd

Area/Town: Woodstock School District: Onteora Central

Lot/Site: Hamlet/village County: Ulster County

**LISTED BY** 

Office Name: Bhhs Hudson Valley Prop-np

Office 2 Name: Bhhs Hudson Valley Prop-king

Agent First Name: TheodoreAgent Last Name: ChazkelAgent 2 First Name: JeffAgent 2 Last Name: Serouya





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