

## **SHANDAKEN**

540 NY-42, Shandaken, NY 12480

\$1,100,000

https://gristmillrealestate.com

This fully renovated classic 1805 lodge has been a Stagecoach Station, Post Office, Country Store, Tavern, Public Meeting House, etc. ALLOWED USES INCLUDE OPERATION AS A HOTEL/ RESTAURANT/ BAR/ PACKAGE STORE. This is a unique opportunity for full-service lodging, or AirBnB, or a large private home. This 4,600 SF building is located on the Bushnellsville Creek on Rt 42 near the Hunter Townline. This business has all the necessary permits/ certificates/ licenses/ approvals required to continue functioning as a hotel for lodging, and as a restaurant, and as a tavern, and as a package store, or as a private home. Contact LR for verification of all Permits, Licenses, and Certificates of Operation. There are few food service and lodging businesses within the NY City Watershed protected area, so consequently these documents are difficult to acquire and it is unlikely there will be allowed any additional lodging and food businesses along the streams within the Catskill Mountain Watershed. Historic use as a hotel, restaurant, tavern is established regardless that the Zoning is Residential 1.5. There is a full liquor and package license which enables a new owner to secure the same privilege. There is a DEP designed and installed septic system with grease trap, as well as a new drilled well this past summer. In addition there remains the original artesian spring well for other uses. Watch the 360 degree walk thru tour at [https://my.matterport.com/show/?m=8RwJNsa3Vfv&brand=0]

MLS ID: 20240029 Status Category: Active Zone: Hotel/rest/bar

Year built: 1805
Basement: Mixed

Business Name: Mountain Brook Inn

Virtual Tour:

https://my.matterport.com/show/?m=8RwJNsa3Vfv&brand=0

Listing Category: Commercial/industrial

Area, sq ft: 5980 sq ft

**Acreage:** 0.7 **Age:** 200+

Other Rooms: Bedroom, Great Room, Office, Utility Room,

Workshop

Commercial Features: Fireplace(s), Kitchen Facilites, Laundry

Room, Patio/decks, Private Restrooms, Public Bathrooms

Date added: Added 2 years ago

## INTERIOR FEATURES

Flooring: Hardwood, Pine, Vinyl

#### UTILITIES

Heat Source: Baseboard, Wood Assist

Hot Water: Electric

Electricity: Circuit Breakers, Single Phase, 200 Amps

Heating Fuel: Electric, Natural Gas, Wood

Water: Spring

**Sewer:** Septic In-ground

# **EXTERIOR FEATURES**

Garage/Parking Extras: Lot, Off Street, Parking Spaces 11-20 Construction: Frame/stick

Other Buildings: Shed Lot Features: Level, Parking Lot

Road Frontage: Country Road, Paved Lot Dimensions: Irreg

Lot/Site: Rural

# **LOCATION DETAILS**

Area/Town: Shandaken School District: Onteora Central

Elementary School: Phoenicia K-3 County: Ulster County Neighborhood: Big Indian Directions: From Rt 28 To Between Phoenicia And Big Indian,

Turn North On Rt 42. Go 2.5 Miles North To Bushnellsville. The Inn Is On The Right Just Past Post Office.

Agent First Name: Sherret

# **LISTED BY**

Office Name: Four Seasons Sotheby's Int'l-k

Agent Last Name: Chase



Phone:

Address:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

