



\$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 Bushnellville 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 Facilities, Laundry Room, Patio/decks, Private Restrooms, Public Bathrooms

Date added: Added 8 months 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

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.

Neighborhood: Big Indian

LISTED BY

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

Agent First Name: Sherret

Agent Last Name: Chase



Contact us

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