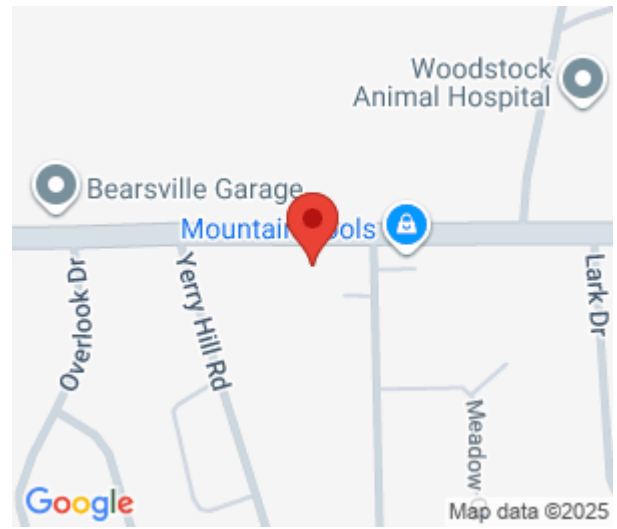




WOODSTOCK

261 Tinker St, Woodstock, NY 12498

<https://gristmillrealestate.com>

\$2,200,000

Woodstock, NY has fast become the culinary capital of the Hudson Valley. Now you, a new entrepreneur in Woodstock, might take the opportunity to join notables like Silvia, Good Night, The Red Onion, Cucina and Medo. For, here is Dixon Roadside an AIA award winning building now fully available for its next exciting new endeavor. This nearly new state of the art facility is sited on .94 acres and has plenty of easy parking. The restaurant encompasses both a high-ceilinged interior and spacious sought after outdoor fresh air dining areas for summer and temperate seasons. The striking retro styled building will be sold as a complete package with all FF&E & interior and exterior walk-ins. One could not build this property today at this price. As unique as the restaurant's structure are the shipping containers which have been enhanced and are used for both storage and an office space. The restaurant is located on Rt 212, the main road between Woodstock and Bearsville and adjacent to the town's new library as well as the family community ball field. Upon completion the new Woodstock Library is destined to draw additional destination community traffic along this already well traveled road. Dixon's large lot offers room for expansion - for example the patio has the potential to be enclosed for year round interior use. There are limitless possibilities for this 2364 sq ft structure including a professional culinary educational or catering facility, gourmet fast food, new Woodstock music venue, general retail, specialty grocery or convenience store.

MLS ID: 20240277

Status Category: Active

Zone: Li

Year built: 2019

Business Name: Dixon

Date added: Added 2 years ago

Listing Category: Commercial/industrial

Area, sq ft: 2364 sq ft

Acreage: 0.94

Age: 1-5

Commercial Features: Fire Alarm, Handicap Access, Kitchen Facilites, Security Light(s), Security System, Smoke Detectors, Storage Area

INTERIOR FEATURES

Flooring: Concrete, Mixed

Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Central

Water: Community

Sewer: On-site

EXTERIOR FEATURES

Garage/Parking Extras: Lot, Off Street, Parking Spaces 20+

Road Frontage: State Road

Lot Features: Corner Lot, Parking Lot

Lot Dimensions: 00 X 00

LOCATION DETAILS

Area/Town: Woodstock

County: Ulster County

School District: Onteora Central

Directions: From Woodstock Take Rt 212 Toward Bearsville. Dixon Is Located On Rt 212 & Dixon Ave. Across From Firehouse.

Neighborhood: Bearsville

LISTED BY

Office Name: Coldwell Banker Village Green

Agent First Name: Laurie

Agent 2 First Name: Amy

Office 2 Name: Coldwell Banker Village Green

Agent Last Name: Ylvisaker

Agent 2 Last Name: Lonas



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