



\$2,200,000

<https://gristmillrealestate.com>

THE PHOENICIA LODGE - The perfect marriage of vintage charm and modern convenience is made in this topnotch hospitality property in the heart of the Catskill Mountain Region. Reception, five motel rooms, two suites, six circa 1940 cottages and a garage space combine to total 19 bedrooms and 16 bathrooms. Buildings are spaced in a park-like setting under towering pines surrounded by hammocks, picnic tables, charcoal grills and a communal fire pit. A short walk brings you to public access to the quintessential Catskill creek, the Esopus, famous for its trout fishing, tubing and bathing. All lodging units have free wi-fi, cable TV and DVD players with free access to a DVD library. All cabins and suites have newly renovated kitchens fully stocked with cookware and dinnerware. Each motel room has its own mini-fridge and old school telephone. Current owner-operators have worked wonders on their watch! Improvements include 7 new roofs; 61 new windows; new stoves, refrigerators and appliances; and new stand by generators that power the entire property when needed. Attention to every detail has cultivated loyal return business contributing to great financials and a 9% CAP rate. There is ample room for growth. An additional two 2 bedroom suites can be monetized the and 1100 square foot brick garage is an event space waiting to happen. Included in the sale: the real property on 2 parcels; fixtures & appliances; furniture, small wares, linens, equipment & supplies for all rental units; DBA, website & social media. Sellers to provide a smooth transition for you to hit the ground running with a positive cash flow on Day 1. Two hours from the GWB, this location truly has it all—world class natural beauty, skiing, hiking, biking, tubing, arts, culture and cuisine all in one amazing place. Near the villages of Phoenicia and Woodstock, Belleayre and Hunter Mountain ski centers and the new Ashokan Rail Trail. This is your opportunity to be a part of it all!

Addendum: Main building already classified as a 3-Family. With Town approval, cabins and motel rooms and suites could be converted into long term rental units.

MLS ID: 20240715

Status Category: Active

Zone: Hr

Year built: 1940

Bathrooms: 16

Supplies: 28, 500

Date added: Added 6 months ago

Listing Category: Multi-family

Status Detail: 4

Acreage: 1.4

Age: 61-100

Number of Units: 15

Virtual Tour:

<https://listings.farleyperson.com/sites/dgzwxzj/unbranded>

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Oven-built In, Range, Refrigerator, Washer, Other/see Remarks

Fireplace Location: Living Room, Other/see Remarks

Fireplace Description: Propane, Wood

Cooling/Air Conditioning: Wall Unit, Window Unit

Additional Interior Features: Smoke Detector, Carbon Monoxide Detector, Cable Available

UTILITIES

Heat Source: Forced Air, Wall, Stand By Generator

Hot Water: Electric

Plumbing: Mixed

Sewer: Cesspool

Heating Fuel: Oil, Propane

Water: 450, Municipal

Electric: 5, 243

EXTERIOR FEATURES

Garage Type: Garage Detached

Garage/Parking Extras: Lot, Off Street

Construction: Frame/stick, Masonry

Roof: Asph Shingle

Additional Exterior Features: Stand By Generator, Landscaped, Outside Lighting

Lot: 43

Garage Capacity: Two

Style: Cabin, Two Story

Siding: Wood

Other Buildings: Additional Living Unit, Other/see Remarks

Lot Dimensions: 1.40

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Hamlet/village

School District: Onteora Central

Directions: Nys Thruway To Kingston Exit 19; Route 28w For 23 Miles; Phoenicia Lodge At 5981 Route 28 On Left

LISTED BY

Office Name: Halter Associates Realty

Agent Last Name: Cantine

Agent First Name: Peter



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