



## ROSENDALE

398 Main Street, Rosendale, NY, 12472

<https://stevehubbardrealestate.com>

**\$1,395,000**

Be fourth in a short line of owners of TWO historic neo-gothic style buildings in the heart of Rosendale. Completed in 1896 by the Rosendale Reformed Church during the boom years of the Rosendale Cement industry. The Church held the building through 1971, followed by the Volunteer Firemen's Association. In 1985, it became a hot glass studio and the former parsonage was converted into a two family. The building became known as The Belltower where artists from all over the world came together to blow glass. In 2012, the 60' x 40' open space was reconfigured and renovated to allow for events in this inviting environment while the cold glass studio operates on a smaller footprint of the approximately 4000 sq ft the first floor. The soaring ceilings and original fir flooring, a stunning front window and the original corner pulpit (a great stage) in addition to a 1950s curved wet bar make for a splendid setting to come together and celebrate, create, perform, make, eat, learn, you name it! On the second floor of the main building is a 1 BR loft apartment, about 1, 600 sq ft. The two 1 BR apartments in the former parsonage are about 900 sq ft and 1, 100 sq ft. Situated on half an acre with established gardens, adjacent to municipal parking and the Willow Kiln Park and Joppenbergh Mountain trail. The Empire State Trail that connects NYC to the Canadian border, runs through Rosendale via the famous Rosendale Trestle. The Event Venue is town approved and is operated as an added revenue source to the art studio and residential rental income. There are many possibilities for this gem on Main Street of this vibrant Hudson Valley Town between Kingston and New Paltz. Only a few miles from Williams Lake, a planned and to-be-built 800-acre modern, sustainable resort and residential community on the site of the former Williams Lake Hotel.

**Addendum:** See income/expense, history, 1984 survey, floor plans in associated docs. All tenants are all month to month.

**MLS #:** 20232170

**Listing Category:** Multi-family

**Year built:** 1896

**Bathrooms:** 5

**Basement:** Dirt, Full, Interior Access, Sump Pump, Concrete Floor, Bilco Door

**Other Rooms:** Office, Studio, Workshop, Other/see Remarks, Breezeway

**Unit 1 Bedrooms:** 1

**Unit 1 SqFt:** 1600

**Unit 2 Baths:** 1

**Zone:** B 1

**Acreage:** 0.51

**Age:** 100-200

**Lot:** 15

**Attic:** Scuttle

**Amenities:** GARDEN AREA, BUS ROUTE

**Unit 1 Baths:** 1

**Unit 2 Bedrooms:** 1

**Unit 2 SqFt:** 900

**Unit 3 Bedrooms:** 1

**Unit 3 SqFt:** 1100

**Unit 5 SqFt:** 1000

**Unit 3 Baths:** 1

**Unit 4 SqFt:** 4000

**Survey:** Y

## INTERIOR FEATURES

**Appliances:** Dryer, Range, Refrigerator, Washer

**Wood Stove:** Pellet

**Miscellaneous Features:** Bar-wet

**Flooring:** Ceramic, Concrete, Hardwood, Linoleum

**Cooling/Air Conditioning:** Ceiling Fan

## UTILITIES

**Heat Source:** Baseboard, Radiators

**Hot Water:** Electric

**Plumbing:** Mixed

**Electricity:** 200 Amps, 300 Amps, Single Phase, Three Phase

**Heating Fuel:** Propane

**Water:** 486 Municipal

**Electric:** 1282

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:**

**Garage/Parking Extras:** Lot

**Construction:** Brick

**Roof:** Asph Shingle

**Additional Exterior Features:** Partial Fenced, Landscaped, Outside Lighting, Fence

**Garage Capacity:**

**Driveway:** Gravel

**Siding:** Brick

**Lot Features:** Landscaped, Parking Lot

**Lot Dimensions:** 0.51 Acres

## LOCATION DETAILS

**Area/Town:** Rosendale

**Elementary School:** Marbletown K-3

**Directions:** In Rosendale By Municipal Parking

**School District:** Rondout Valley Schools

**Lot/Site:** Hamlet/village

## LISTED BY

**Office Name:** Berkshire Hathaway Homeservices Nutshell Realty

**Agent Last Name:** Heist

**Agent First Name:** Petra

**Post Updated:** 2024-01-23 08:02:00



### CALL US NOW

Phone: (845) 246-2022

Email: [steve@stevehubbardrealestate.com](mailto:steve@stevehubbardrealestate.com)

Address: 15 Barclay Street, Saugerties, NY 12477

**Steve Hubbard**

REAL ESTATE SERVICES

845-246-2022



Sales-Rentals  
Property Management  
& Development

