



ROSENDALE

435 Main Street, Rosendale, NY, 12472

\$1,895,000

<https://stevehubbardrealestate.com>

Opportunity to own one of the finest boutique hotels in the Hudson Valley, with 12 guest rooms, restaurant, historic tavern, and huge 4,500 square foot deck with beautiful river views. The 1850 House Inn & Tavern is an established hospitality and wedding venue, situated along Main Street in the heart of the charming hamlet of Rosendale. Purpose-built as a hotel circa 1850, the historic brick building is an exact replica of the legendary American Hotel in Sag Harbor. The property features a large 1.03-acre lot with ample parking and nearly 200 feet of direct river frontage along the bucolic Rondout Creek. The hotel enjoys a great location at the geographical center of the Hudson Valley, within a short drive of popular hiking, biking, shopping, dining, and cultural attractions. Main Street Rosendale itself offers many popular restaurants, bars, cafes, and boutiques, along with the celebrated Rosendale Theatre, just one block away. The Wallkill Valley Rail Trail/Empire State Trail is just up the hill, providing a 750-mile recreational trail network that runs south to New York City, north to the Canadian border, and west to Niagara Falls. The Empire State Trail generates significant business for the hotel from bike tours, a source of revenue that is projected to grow tremendously over the coming years. The hotel's guest rooms all have private bathrooms, are separately metered for electricity, and were previously outfitted with kitchenettes, so residential conversion should also be considered, particularly given the tremendous demand for housing in the area. This offering includes the 1850 House Inn & Tavern business, the 435 Main Street building, and all restaurant and hotel equipment. See floor plans in "associated docs". Owner financing can be considered for qualified buyers. This is a one-of-a-kind opportunity to own the most iconic buildings in Rosendale and to participate in the remarkable evolution unfolding across the mid-Hudson Valley.

MLS #: 20233525

Listing Category: Commercial/industrial

Acreage: 1.03

Age: 100-200

Business Name: 1850 House Inn & Tavern

Zone: B1

Area: 6,451 sq ft

Year built: 1850

Basement: Full

Commercial Features: Display Window, Fireplace(s), kitchen Facilities, Laundry Room, Patio/decks, Private Restrooms, Public Bathrooms

INTERIOR FEATURES

Flooring: Hardwood

Cooling/Air Conditioning: Ductless Split Ac Units

UTILITIES

Heat Source: Ductless Mini Split Sys

Sewer: Municipal

Water: Municipal

EXTERIOR FEATURES

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

Road Frontage: State Road

Construction: Masonry

Lot Dimensions: 1.03 Acres

LOCATION DETAILS

Area/Town: Rosendale

County: Ulster County

School District: Rondout Valley

Directions: Main Street In Downtown Rosendale. South Side Of The Street (along The Rondout Creek), On The Western Part Of Main Street (toward The Trestle). Can't Miss It!

LISTED BY

Office Name: New Paltz Properties

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Post Updated: 2024-03-06 00:36:51



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