



WOODSTOCK
5 Rock City Road, Woodstock, NY, 12498

\$2,700,000

<https://stevhubbardrealestate.com>

The iconic Woodstock Hotel sits prominently in the heart of the village and has been welcoming guests, residents and shoppers for over 85 years. Apart from the highly visible 6000+ sq ft main building, which houses 8 residential units and 4 storefronts, there's a separate 800 sq ft cottage on the Tannery Brook with one residential unit and one retail space, for a total of 9 units and 5 storefronts. In its current iteration, the property enjoys a transferable permit to operate as a boutique hotel and the fully furnished and equipped lodging units, all with kitchens and full baths, are rented through Airbnb and VRBO. Four of the units are 2-bedroom, four are 1-bedroom and there's one studio apartment. The current owners also secured a permit for one outdoor vending space, a perfect opportunity to increase revenue by renting to a food truck. Of the 5 retail spaces, four are currently occupied and the fifth is being held vacant in anticipation of new ownership. Recent improvements include new sidewalks, paving and striping the 14-space parking lot, and electrical updates. Of greatest significance is the property's consistently high occupancy rate and thousands of five-star reviews. Detailed financials are available to interested and qualified purchasers.

MLS #: 20233563

Listing Category: Residential

Acreage: 0.32

Age: 61-100

Bathrooms: 9

Half Baths: Five+

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Den Level: 1

Other 2 Level: 1

Lot: 10

Survey:

Zone: Hc

Area: 6,815 sq ft

Year built: 1935

Bedrooms: Nine

Full Baths: Nine

Total Rooms: 14

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 1

Other 1 Level: 1

SqFt 1st: 2, 272

Basement: Full

INTERIOR FEATURES

Flooring: Hardwood, Mixed

Cooling/Air Conditioning: Window Unit

UTILITIES

Heat Source: Steam

Heating Fuel: Oil, Propane

Hot Water: Oil

Water: Municipal

Electricity: Circuit Breakers, 200 Amps

Sewer: Municipal

Utility Level: 1

EXTERIOR FEATURES

Garage Type:

Style:

Construction: Frame/stick

Other Buildings: Other/see Remarks

Lot Dimensions: .32a

LOCATION DETAILS

Area/Town: Woodstock

School District: Onteora Central

Lot/Site: Hamlet/village

County: Ulster County

Directions: 212 To Rock City Rd

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np

Office 2 Name: Bhhs Hudson Valley Prop-king

Agent First Name: Theodore

Agent Last Name: Chazkel

Agent 2 First Name: Jeff

Agent 2 Last Name: Serouya

Post Updated: 2023-12-20 04:55:03



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