

# \$4,500 - 33 Rock City Road, Woodstock

MLS® #20230515

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## \$4,500

0 Bedroom, 0.00 Bathroom, 2,360 sqft  
Commercial on 0 Acres

N/A, Woodstock, NY

Amazing opportunity to lease a spacious, light-filled, charming commercial space ideal for a gallery, home goods, music, fashion, vintage, or other retail business, and available just in time for the high season in legendary Woodstock, NY! Introduce your business to Woodstock in a premier location at the perfect time of year. The building is ideally located just a few minute walk from the Village Green and has the rarest and most valuable feature of all in this busy town: its own parking lot! In addition to the building's own adjacent six parking spots, just behind the building a large municipal lot provides abundant overflow parking and hosts the Wednesday Farmer's Market, keeping foot traffic flowing mid-week. The building has 2,000 square feet of retail space on the first floor, semi-divided into three distinct areas with clear lines of sight and large windows, all around a register counter in the middle. Next to the public space is a single bathroom with vintage tile floor, and a spacious private office with large windows. Upstairs there's a second large office and a storage room, both accessible through an exterior stairwell so daily business won't be interrupted by backroom stocking. Tenant pays electric, heat, and cable/Internet. Owner pays water, sewer, and property taxes. Building is available to show and to lease immediately, and will be delivered in as-is condition.



Built in 1960

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | 20230515   |
| Price          | \$4,500    |
| Bathrooms      | 0.00       |
| Square Footage | 2,360      |
| Acres          | 0.29       |
| Year Built     | 1960       |
| Type           | Commercial |
| Sub-Type       | Retail     |
| Status         | Closed     |
| MLS            | ucbr_sold  |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 33 Rock City Road |
| Area        | Woodstock         |
| Subdivision | N/A               |
| City        | Woodstock         |
| County      | Ulster            |
| State       | NY                |
| Zip Code    | 12498             |

## Interior

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | Window Unit(s) |
| Has Basement | Yes            |
| Basement     | Crawl Space    |

## Exterior

|                 |       |
|-----------------|-------|
| Lot Description | Level |
|-----------------|-------|

## School Information

|          |                 |
|----------|-----------------|
| District | Onteora Central |
|----------|-----------------|

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2023 |
| Days on Market | 495              |