

\$2,700,000 - 5 Rock City Road, Woodstock

MLS® #20233536

\$2,700,000

Bedroom, Bathroom,
Multi-Family on 0 Acres

N/A, Woodstock, NY

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.



Built in 1935

Essential Information

MLS® #	20233536
Price	\$2,700,000
Acres	0.32
Year Built	1935
Type	Multi-Family
Sub-Type	Multi-Unit
Style	APT. COMPLEX, COTTAGE
Status	PENDING
MLS	ucbr_sold

Community Information

Address	5 Rock City Road
Area	WOODSTOCK
Subdivision	N/A
City	Woodstock
County	Ulster County
State	NY

Amenities

Parking	LOT, LOT-PAVED, OFF STREET
Garages	None
View	MOUNTAIN, SEASONAL

Interior

Heating	STEAM
Cooling	WINDOW UNIT
Has Basement	Yes
Basement	FULL

Exterior

Lot Description	PARKING LOT
Roof	ASPH SHINGLE
Construction	FRAME/STICK

School Information

District	Onteora Central
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Additional Information

Date Listed	December 13th, 2023
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Days on Market	123
Zoning	HC