

# **\$1,290,000 - 30-32 Mill Hill Road, Woodstock**

MLS® #20231888

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## **\$1,290,000**

Bedroom, Bathroom, 3,899 sqft

Commercial on 0 Acres

N/A, Woodstock, NY

Hamlet commercial zoning of this multi unit Woodstock Village beauty makes it an appealing investment opportunity. Some of the allowable permitted uses include retail, office, restaurant, bar, gallery, medical, single and two family residential PLUS there is an existing STR permit on the upper floor of the two story carriage house building. The first floor retail space of this unit faces the Woodstock Flea Market field with terrific foot traffic every weekend. The pristine "main house" building faces Mill Hill Rd and is situated between some of the most popular hot spots in town: Bread Alone, Woodstock Pub, Silvia, Castaways, Early Terrible and Mud Club and within a heavily travelled route by car and by foot for thousands of tourists and locals daily. Currently a private residence, this building has 3 floors of beautifully restored and maintained original charm yet updated with newer ultra-insulated and soundproof windows throughout, new HVAC systems, B-Dry system, new roofs, new exterior paint. Move in ready for anyone to live or work or both! Woodstock offers one of the most thriving arts and business environments in the Hudson Valley with many New York City dwellers seeking weekend/vacation 2nd homes historically and more recently a large wave of full time residents are moving in. Over 2800 sq ft in the main building and another 1065 in the retail/air b and b space for a total of 3899 square feet which includes 6 bathrooms. Solar panels power all the energy use of the smaller



building plus a Tesla charger. Plenty of room for living, working and rental income.

Built in 1920

**Essential Information**

MLS® #	20231888
Price	\$1,290,000
Square Footage	3,899
Acres	0.20
Year Built	1920
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

**Community Information**

Address	30-32 Mill Hill Road
Area	WOODSTOCK
Subdivision	N/A
City	Woodstock
State	NY
Zip Code	12498-1111

**Amenities**

Features	DISPLAY WINDOW, PATIO/DECKS
Parking	Parking spaces 1-5, LOT-PAVED, OFF STREET

**Interior**

Heating	DUCTLESS MINI SPLIT SYS, BASEBOARD, CENTRAL, HOT WATER
Cooling	DUCTLESS SPLIT AC UNITS, CENTRAL
Has Basement	Yes
Basement	FINISHED, FULL

**School Information**

District	Onteora Central
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**Additional Information**

Date Listed	July 4th, 2023
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Days on Market	285
Zoning	HC