



9 Rock City Road  
Woodstock, NY 12498  
For Sale: \$3,900,000

Type:	Single Family
MLS#:	961667
Square Footage:	8,325

Welcome to 9 Rock City Rd, a rare opportunity to acquire a turnkey; high-income mixed-use building located directly in the heart of Woodstock, NY. The property offers immediate cash flow for the next owner from day one. The building consists of 12 total units, including eight residential units and four retail units with an option to utilize the separate cottage as a residential unit currently used as retail. All retail tenants are in place under leases, providing stable and predictable income, while the residential component is split between five units currently operated as short-term rentals and three units leased to annual tenants. With an opportunity to convert the remaining leased units to STRs presents a compelling value-add opportunity. This property already holds the proper license for Short Term Rental and is zoned to operate as a boutique hotel, giving it a significant competitive advantage in a market where short-term rental supply is limited complete is its own parking for up to 10 cars. Rock City Road is the premier mixed-use investment in one of HudsonValley's most sought-after destinations. With Woodstock's bustling art and cultural scene, Rock City Rd places you in the center of one of the most beloved communities in the Hudson Valley. The perfect opportunity to launch a business venture, this property truly delivers space, style, location and endless potential.

### Listing Details

Asking Price: \$3,900,000	Status: Active	Type: Single Family
MLS ID: 961667	Last Update: 2/16/2026	Added: 45 Day(s) Ago

### Property Details

Address: 9 Rock City Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Square Footage: 8,325
Total Bathrooms: 0	Basement: Full	Siding: Frame

### Location Details

Lot Size: 0.32 Acres	Driveway: Off Street	Water Front: No
Water Access: No		

### Heating, Cooling, & Utility Details

Heat Type: Hot Water	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall/Window Unit(s)		

### Broker Details

Compass Greater NY, LLC	Sheena Lepez
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