

**FOR  
SALE**

# 132 S MAIN STREET

TANNERSVILLE, NEW YORK 12485

## **HUNTER MOUNTAIN SKI LODGE OPPORTUNITY**



### **+/-8,492 SF HOTEL / LODGE**

MOST RECENTLY OPERATED AS 15 ROOM AIRBNB / BED & BREAKFAST  
15 GUEST ROOMS W/ PRIVATE BATHROOM  
ATOP THE CATSKILL MOUNTAINS WITH BEAUTIFUL VIEWS OF THE HUDSON VALLEY  
LOCATED LESS THAN 10 MINUTES FROM HUNTER MOUNTAIN SKI RESORT  
ACROSS FROM RIP VAN WINKLE LAKE  
SURROUNDED BY NUMEROUS HIKING TRAILS & KAATERSKILL FALLS  
PREVIOUS SEASONAL SERVICE CONTRACTS WITH VALE RESORTS  
FULL COMMERCIAL KITCHEN, LARGE BAR & LOUNGE, PARLOR ROOM WITH FIREPLACE  
WRAP AROUND PORCH WITH STUNNING MOUNTAIN VIEWS  
+/- 2.00 ACRES ALLOWS FOR FUTURE EXPANSION/ DEVELOPMENT

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

**KYLE J. BRADLEY, CPA**  
NYS Licensed Real Estate Salesperson  
(845) 325-1568 mobile  
kbradley@CarrowRealEstate.com

**FOR SALE**  
**\$1,200,000**  
\$80,000 PER UNIT



**Adding Value Through Professional Real Estate Services**

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### PROPERTY DETAILS

- +/-8,492 TOTAL SQUARE FEET
- +/-2.00 ACRES
- THREE (3) STORIES PLUS BASEMENT
- R2 ZONING
- ORIGINALLY CONSTRUCTED IN 1920
- WOOD FRAME CONSTRUCTION
- ROOF REPLACED IN 2017
- MUNICIPAL WATER & SEWER
- AMPLE PARKING



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## PHOTOS



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INTERIOR  
PHOTOS



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## ATTRACTIONS



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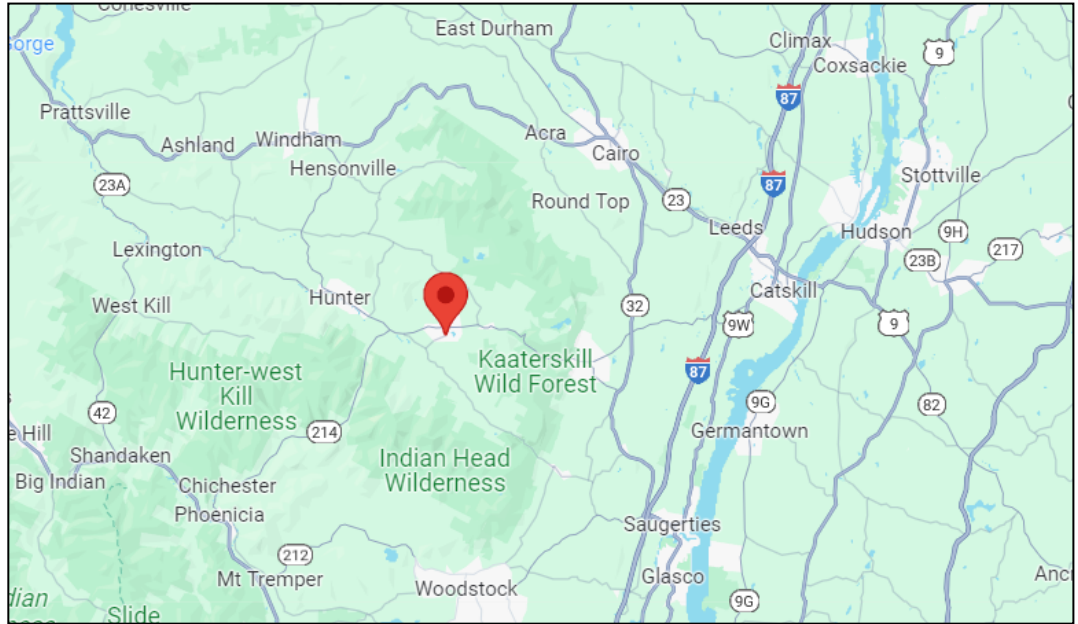
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LOCATION



TAX MAP



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