



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**218 NY ROUTE 296
WINDHAM, NY 12496**



Approximate Plot Lines; Subject To Verification By Survey

FOR SALE

17.10± ACRES

LUXURY CATSKILL RESORT

EXCLUSIVE CONTACT

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pyramidbrokerage.com

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FOR SALE

A RARE INVESTMENT OPPORTUNITY

Property Highlights

- 11 Unique Luxury Lodging Units With Kitchens, Terraces, And Lofts
- Includes A 5-bedroom Private Chalet, Multiple Suites, And Mirror Haus Units
- Features Spa-style Bathrooms, Outdoor Hot Tubs, Fireplaces, And Jacuzzis
- Public Water/Sewer, Electric Heat, And Central Air
- Zoned Commercial, Built In 1986, Expanded 2022, Renovated 2025
- ±60 Parking Spaces On-site
- Located Just 3 Minutes From Windham Ski Resort
- Walking Distance To Windham Golf Course

PROPERTY LINKS

- Property Video
- [CLICK HERE](#)

Demographic	1 Mile	3 Miles	5 Miles
Population	295	1,340	2,392
Households	118	647	1,167
Average H.H. Income	\$96,016	\$92,306	\$90,836
Daytime Employees	638	1,871	2,073

Source: ESRI

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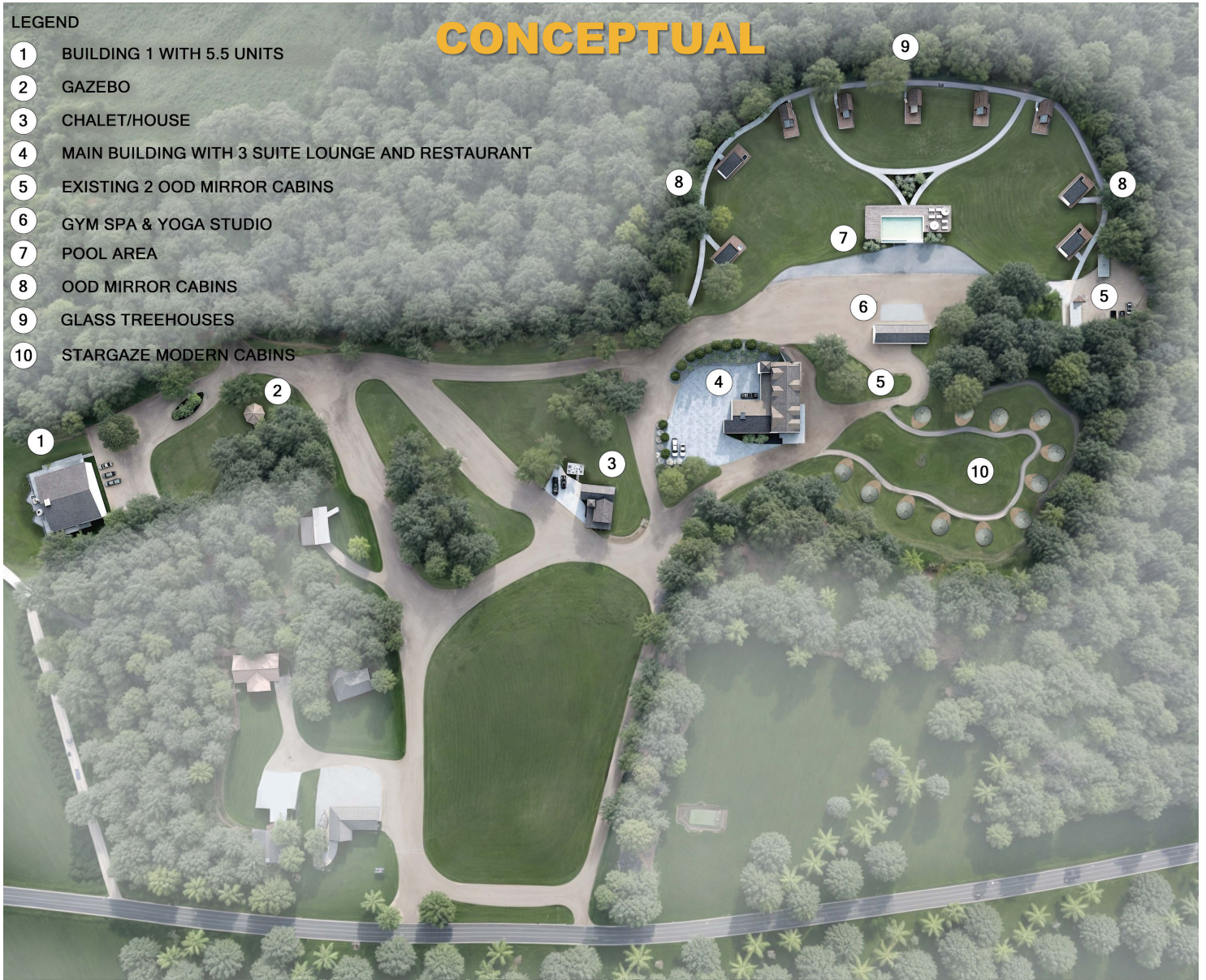
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LEGEND

- 1** BUILDING 1 WITH 5.5 UNITS
- 2** GAZEBO
- 3** CHALET/HOUSE
- 4** MAIN BUILDING WITH 3 SUITE LOUNGE AND RESTAURANT
- 5** EXISTING 2 OOD MIRROR CABINS
- 6** GYM SPA & YOGA STUDIO
- 7** POOL AREA
- 8** OOD MIRROR CABINS
- 9** GLASS TREEHOUSES
- 10** STARGAZE MODERN CABINS

CONCEPTUAL





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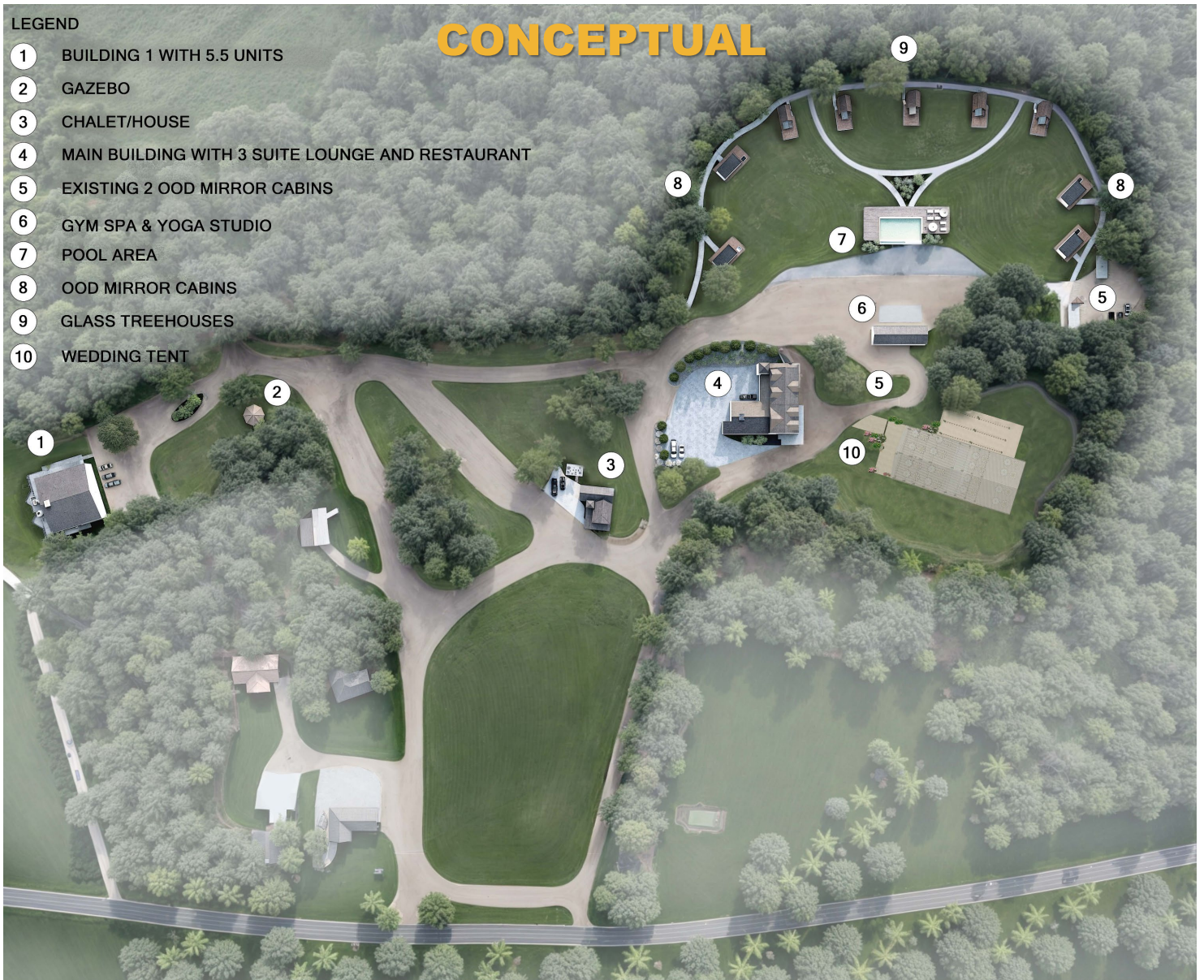
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- 10** WEDDING TENT

CONCEPTUAL







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contact:**



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