



PROPERTY OVERVIEW

- Name: Watershed
- Location: 53470 NY 30 Roxbury, NY (Main Street) Historic/Business District, prime corner on a busy thoroughfare
- Tax ID: 179.1-1-22
- Property Type: Mixed Use/Multipurpose (Note: No Zoning in Roxbury)
- Acreage: .35 acres
- Built: 1845 in National Historic Registry
- Turn-key business, equipment/furnishings and real estate for sale
- School District: Roxbury
- Total Interior SF: Approx. 3847 SF (Main, 2nd floor encompassing retail, cafe and 2 apartments)
- Cafe and Retail Space: Approx. 2016 SF with prep/kitchen/pantry areas, one bathroom, indoor dining additional seating for back screened in porch area and front porch (seats 49)
- 3 Bed/3 Bath Used as an STR - two levels, Approx. 1313 SF
- 1 Bed/1 Bath: 518 SF - long term renter pays \$850 monthly with utilities
- Basement: Unfinished with mechanicals
- Annual Taxes (2026):
 - Town & County: \$6,132
 - School: \$2,559
 - Total Taxes: \$8691
- Cafe operates Mon-Sat 7am to 3pm and Sunday 7am to 1pm with reduced hours in winter months
- Outdoor Areas: Fenced in back yard area with tool shed, private back areas for residential units and cafe
- Community: Loyal local following, strong reviews, a beloved gathering space. Roxbury was recently the recipient of a 10m Community Revitalization Initiative targeting downtown improvement, property facelifts, and local community infrastructure. Roxbury is also a Preserve America community which recognizes and designates communities, that protect and celebrate their heritage. These communities earn this designation for their use of historic assets for economic development and community revitalization
- Property is NOT in a FEMA Flood Zone and does not require flood insurance
- Previous uses were rooming house, bowling alley, ice cream shop, appliance store, gallery space

List Price \$695,000

LISTING PRESENTED BY:

THE CATSKILL DREAM TEAM

Margaret "Peggy" Bellar

Licensed RE Broker

Katherine "Cricket" Keys

Licensed RE Associate Broker

📞 347-733-0660

✉️ peggybellar@gmail.com

cricket.keys@gmail.com

🌐 www.catskilldreamteam.com

Listing QR Code:





ADDITIONAL NOTES:

- The current owners have managed this as a successful cafe and retail space - a beloved community hub and gathering spot for locals and visitors. Opportunity for growth could involve events, extended hours, or a completely new business direction. The retail space offers gifts and local merchandise.
- The residential units offer the ability for owner occupied scenario or passive rental income. The 1 Bed/1 Bath has a current reliable tenant on a month to month lease. The 3 Bed/3 bath has operated as a short term rental, but owners priority was not maximizing occupancy.
- Strong and competent staff with potential to transfer with new owners
- This property enjoys strong visibility on Main St and is positioned within reach of the growing Catskills weekend and second-home market.
- Close proximity to wedding venues and outdoor recreation
- Sellers willing to share financials to serious inquiries after signing an NDA.
- Equipment Inventory available on request.

PROPERTY INFRASTRUCTURE

- Water: Municipal
- Sewer: Municipal
- Heating/Cooling: A mix of hot water boiler heat (oil), mini split, electric baseboard, AC window units, wall heater
- Fuel: Propane
- Electrical: Single-phase, 200 Amp, 120/240 Volt
- Solar Panels: Owned and supply ½ to ⅓ of power to the cafe, 20 panels with 7000KW capacity installed in 2018
- Electrical upgraded in 2011, with 4 separate meters
- ADA Access: Ramp
- Roof: Asphalt shingles approx 15 years old
- Public Parking in front of Building - 11 spaces, town maintained



Palm Ice Cream Parlor, Geo. C. Hendricks, Prop., Roxbury, N.Y.