



Catskills Resort & Retreat Compound

9 Solway Road, Saugerties, New York
Hudson Valley | Catskill Mountains Region
A Premier Commercial Hospitality Investment Opportunity



Executive Summary

A rare opportunity to acquire a fully operational commercial hospitality compound in the heart of the Catskills. This investment-grade property combines natural beauty with proven revenue streams.

01

Prime Location

Situated at 9 Solway Road, Saugerties, NY, this retreat compound offers exceptional access to the Catskills and Hudson Valley's thriving tourism market.

02

Turnkey Operation

The property is legally permitted for commercial hospitality use with all necessary certifications in place, offering immediate income potential upon acquisition.

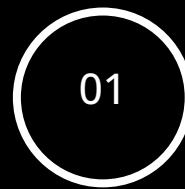
03

Growth Potential

With rising demand for boutique hospitality experiences in the region, this asset presents significant value-add opportunities through strategic improvements and expanded offerings.



Investment Highlights



Prime Location

Situated in the heart of the Catskills/Hudson Valley, just 2 hours from NYC with year-round tourism demand.



Revenue Potential

Strong ADR performance with multiple income streams from lodging, events, and experiential offerings.



Unique Asset Class

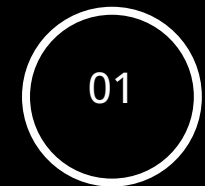
Rare boutique hospitality compound with established brand presence and loyal guest following.

This exceptional hospitality asset offers investors a rare opportunity to acquire a turnkey retreat compound in one of the Northeast's most sought-after destinations.



A comprehensive look at the key specifications, zoning details, and current operational status of this premier Catskills hospitality asset.

Property Overview



Total Acreage & Location

9 Solway Road, Saugerties, NY. Expansive compound situated on approximately 16+ acres of pristine Catskills landscape with mountain views.



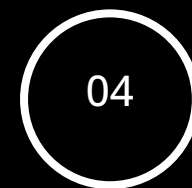
Building Specifications

Multiple structures totaling 41,850+ SF including main lodge, guest cabins, dining hall, commercial kitchen, and support buildings. Well-maintained with recent upgrades.



Zoning & Land Use

Zoned R2 but has grandfathered rights for commercial hospitality and mixed-use development. Current use as boutique resort with potential for expanded lodging and event operations.



Current Operations

Operating as a seasonal retreat and event venue.



Exterior shots of a few buildings on property that offer lodging.

Property Photo Gallery





Interior Facilities & Accommodations

The property features thoughtfully designed interior spaces that blend rustic Catskills charm creating memorable guest experiences.



Guest Accommodations

Spacious guest suites with bedding, private bathrooms, and scenic views.



Common Areas & Amenities

Expansive great room, rec room with stone fireplace, fully equipped commercial kitchen, dining hall, and flexible event spaces for retreats and gatherings.



Entertainment

Pool tables, tennis courts, and lounge room.

Amenities



Dining & Entertainment

Private dining areas, outdoor terrace seating, and fully equipped commercial kitchen facilities.



Outdoor Recreation

Oversized pool, fire pit gathering areas, gazebo, hiking trails, and direct access to pristine natural landscapes.

The property offers an exceptional array of amenities designed to deliver a premium guest experience, combining wellness, recreation, and natural beauty in the heart of the Catskills.



Nestled in the heart of the Catskills/Hudson Valley region, 9 Solway Road offers unparalleled access to nature, culture, and urban amenities.

Prime Location Overview



01

Regional Accessibility

Just 2 hours from NYC, 20 minutes to Kingston, and 15 minutes to Woodstock. Easy access via I-87 and Amtrak's Rhinecliff station.

02

Outdoor Activities

World-class hiking at Kaaterskill Falls, skiing at Hunter Mountain, fishing, kayaking on the Hudson, and renowned farm-to-table dining.



Accessibility & Transportation

01

Major Highway Access

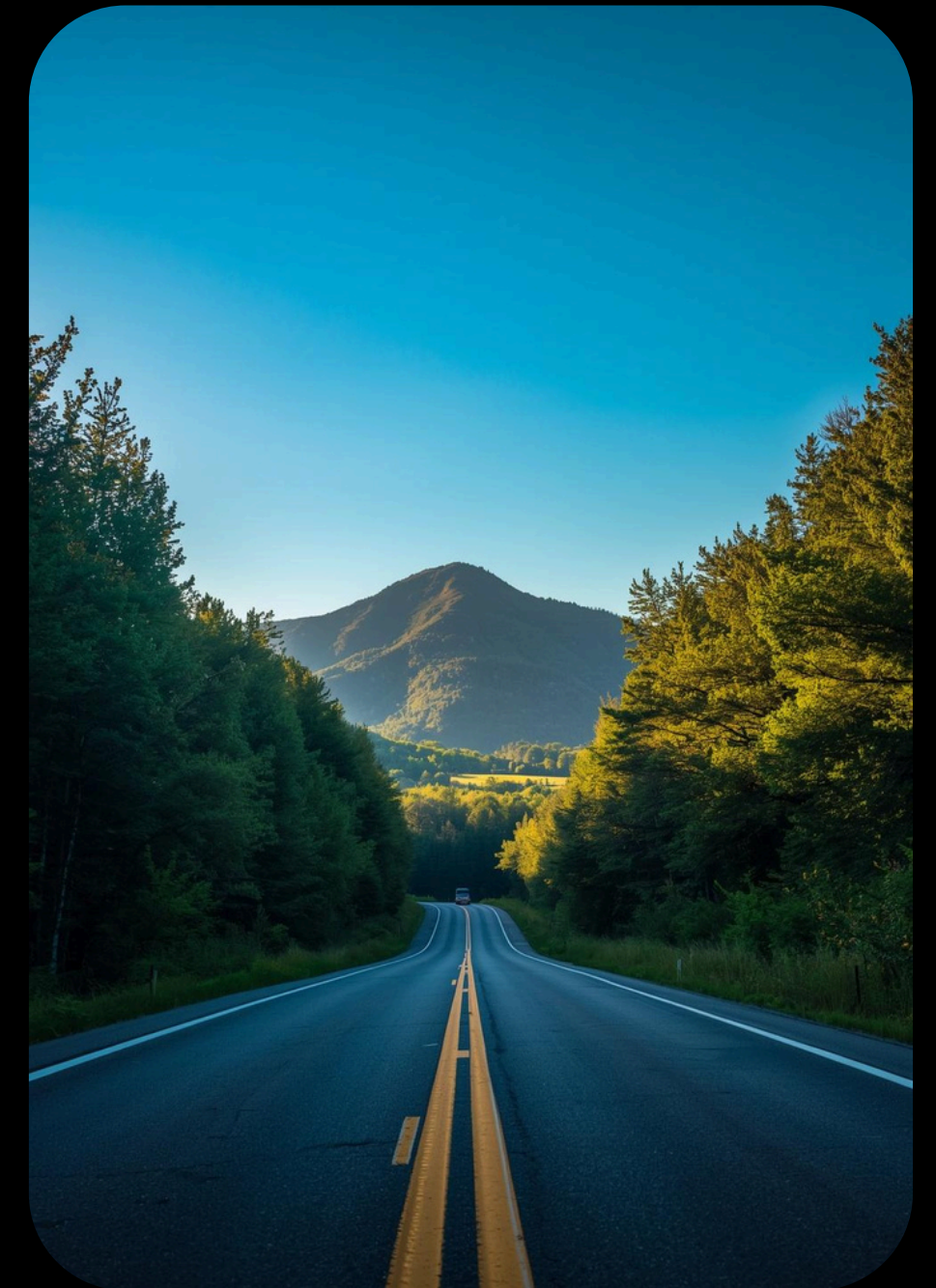
Direct access via I-87 (New York State Thruway) Exit 20. Route 212 and Route 9W provide scenic alternatives through the Hudson Valley.

02

Driving Distances

NYC: 2 hours (100 miles) | Albany: 45 minutes (45 miles) | Kingston: 15 minutes (10 miles)

Strategically located in Saugerties, NY with excellent connectivity to major metropolitan areas via I-87 and scenic Hudson Valley routes.





Future Development Potential

The property's expansive acreage present exceptional opportunities for value creation. Potential uses include boutique hotel expansion, wellness spa facilities, glamping sites, event venue development, or eco-tourism cabins. The existing infrastructure provides a strong foundation for phased development while maintaining the natural character that defines the Catskills experience.



Value Add & Revenue Potential

01

Revenue Enhancement

Expand event hosting capabilities for weddings, corporate retreats, and wellness programs to maximize seasonal income.

02

Operational Improvements

Implement modern booking systems, energy efficiency upgrades, and premium amenity packages to increase margins.

Pro forma projections suggest potential gross revenue of \$350,000-\$500,000 annually through optimized operations. Disclaimer: All projections are estimates only and not guaranteed.

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