




CATSKILL
MOUNTAIN
HOUSES
NEW YORK

Up North

Live. Work. Play.

For sale by Catskill Mountain Houses.

 873 North Branch Road, North Branch, NY 12745



Up North is a rare live-work-play opportunity located in a vibrant Catskills community just 2 hours from NYC.

This charming mixed-use commercial and residential property lends itself to endless possibilities for creatives, entrepreneurs, and investors. A prime main street location with foot traffic from local hotels and venues provides storefront opportunities for an art gallery, yoga studio, photography studio, retail boutique, and more, while the apartment in the back fulfills live-work dreams, or rental income prospects, all under one roof.

The Property

Top Amentities

- Mixed-use commercial/residential building
 - Turn key
 - Charming main street frontage
 - Buck Brook frontage, property continues onto other side of creek
 - Backyard with barrel sauna, fire pit, outdoor shower
 - Rustic barn outbuilding
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Property

Acres: 0.67 (survey available)

Road: Public road and parking (additional driveway parking)

Zoned: BD

Outbuilding: Chic, rustic barn

Town Taxes

Town: \$2,226.58

School: \$983.00

Connectivity

- Internet: High-speed Spectrum internet
- Cell service: Good connectivity



The Opportunity

Live. Work. Play.

This charming multi-use property lends itself to endless possibilities for creatives, professionals, entrepreneurs, and investors. With its prime main street location with foot traffic from several local hotels and venues, the storefront could house an art gallery, yoga studio, photography studio, retail boutique, or even a gourmet wine or cheese shop to showcase local flavors. Meanwhile, the residential space fulfills live-work dreams, or with short-term rental potential you could also share this special retreat with others.

When you're ready for a change of scenery, simply walk outside and refresh in the backyard sanctuary. Spend your days off relaxing in a hammock by the creek before unwinding in the sauna. The barn in the backyard has potential as an event space or venue for photo shoots, or could be finished as a potter's studio or gardener's shed.

Whether you utilize the property as a revenue-generating retail space plus AirBB; or as a private creative studio or office; or any combination of all of the above, this building offers the best of both worlds.



Building Tour

Key Amenities

- ~900 sqft (~300 sqft storefront + ~600 sqft rear apartment)
- Design appeal, handsome brick facade
- Renovated in 2023 by a local sought after designer and shop owner
- Original character plus modern luxury
- Turn key and easy maintenance
- Flexible floor plan (potential to add a door between the “live” and “work” spaces)
- New Certificate of Occupancy from the Town includes “single family plus mercantile space”

Utilities

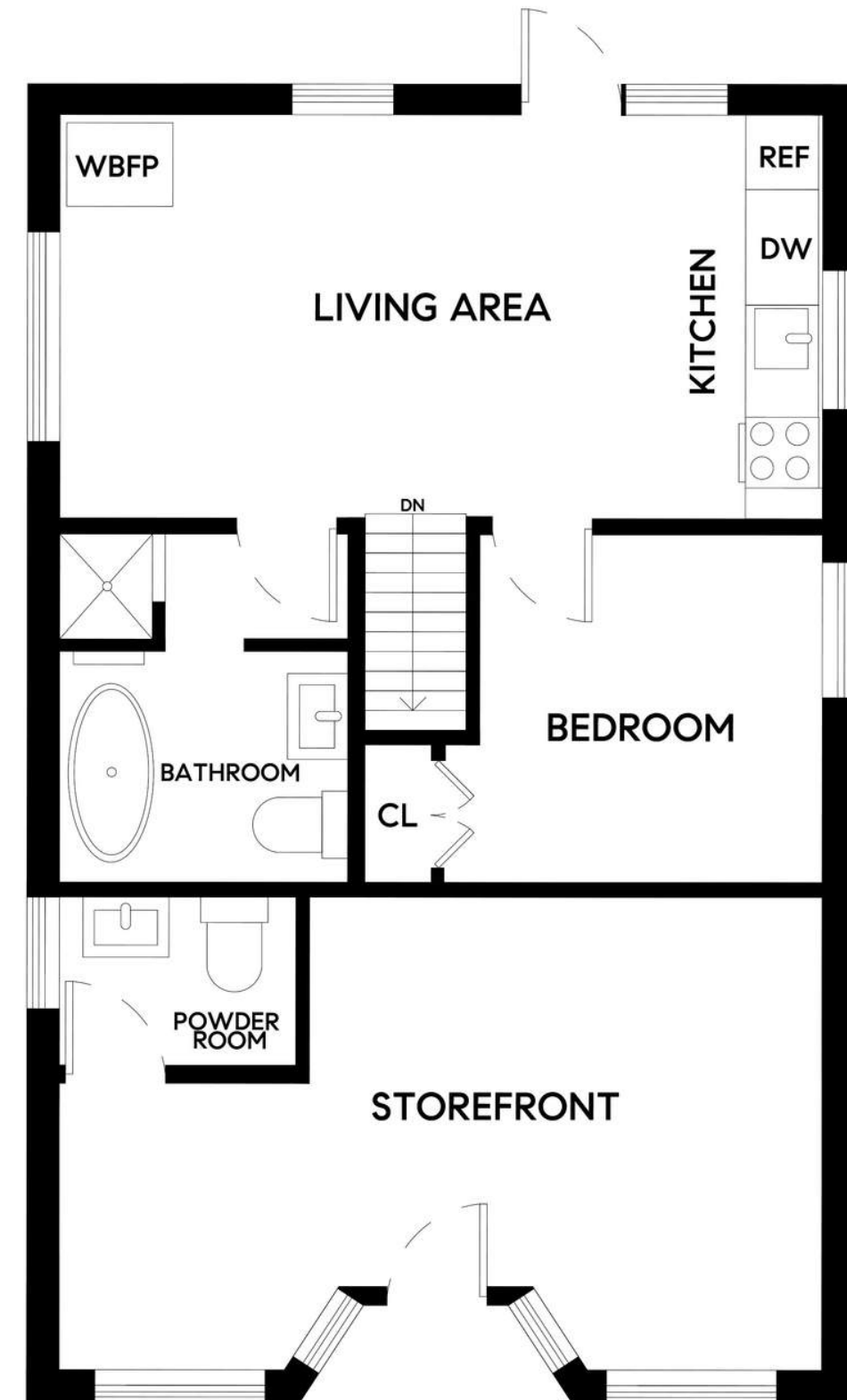
- Heat: Electric baseboards
- Water heater: Stand-alone, electric (in stand-up crawl space)
- Electric: NYSEG (one meter for the entire building)
- Water: Drilled well, 200ft deep with 100ft casing (2022)
- Sewer: Septic, 1,000-gallon concrete tank (2022)

Renovation Highlights

- Interior reconfigured to accommodate mixed-uses
- Firewall between storefront and apartment
- New windows and doors
- New bathrooms
- New kitchen cabinets, appliances
- Drilled well
- New septic
- New electric and plumbing throughout
- New heat throughout
- New wood burning fireplace (chimney requires inspection)
- R-15 insulation in walls and ceiling
- Exterior sauna and outdoor shower
- Facade wood detail and lighting
- Exterior paint on building and barn

Live.

Work.



Year built 1950 **Year Renovated** 2023 **Square footage** ~900 (floor plan for illustrative purposes only)

Work Space

Key Amenities

- ~300 sqft
- Oversized windows
- High ceilings
- Half bath
- Durable flooring
- High visibility from main street passerbys
- Clean slate for your creative dreams



Year built 1950 Year Renovated 2023 Square footage ~300



Home Space

Key Amenities

- ~600 sqft
- Separate, private entrance
- 1-bedroom 1-bath
- Soaring ceilings
- Original exposed beams
- Oversized windows
- Views to the backyard sanctuary
- Wood burning stove (chimney requires inspection)
- Hardwood floors
- Bonus loft above bedroom/bathroom
- Luxury spacious bath with separate shower and soaking tub
- “Gallery” nook that fits a cozy desk
- Hidden trap door leads to crawl space/basement with storage and washer/dryer hook-ups

Appliances

- Fridge
- Oven/range (electric)
- Dishwasher

Furnishings/Contents

- Sauna + outdoor shower included with sale.
- Some furniture is available for sale. Please inquire.



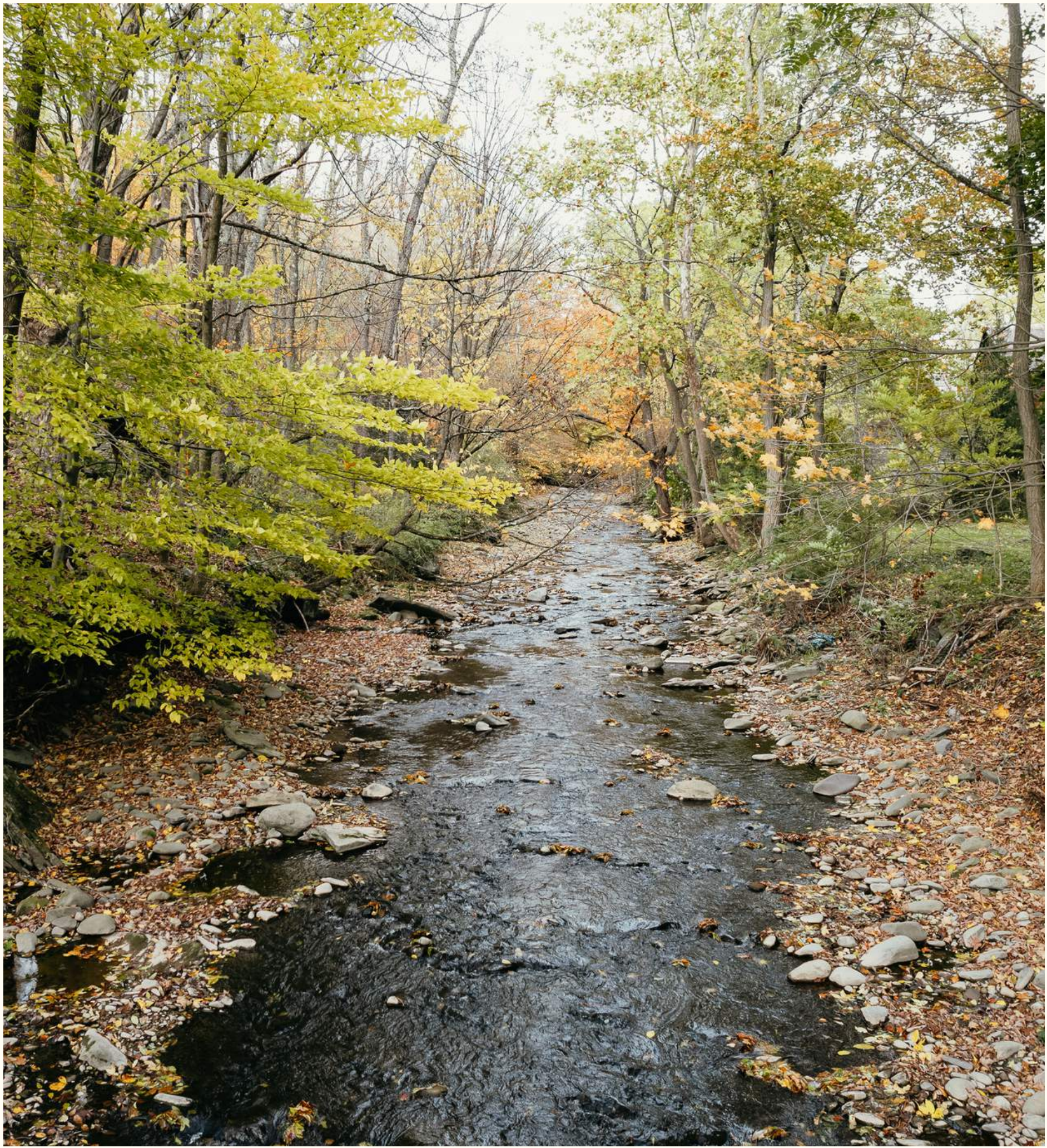
Year built 1950 Year Renovated 2023 Square footage ~600



The Grounds

Behind the charming live-work space lies a hidden oasis spanning over half an acre of lush countryside. Follow the stone path through the backyard to discover your own private sanctuary. Relax in the barrel sauna and refresh in the outdoor shower, then meditate as you overlook the gently flowing Buck Brook Creek from a hammock on your land, which continues across the water. The rustic barn offers endless possibilities for events, storage, or creative projects. With the potential to install a footbridge connecting both sides of the creek, opportunities abound to craft your own personal Zen retreat. Sauna and plunge into the creek for an exhilarating and rejuvenating experience. This is Catskills living at its finest.



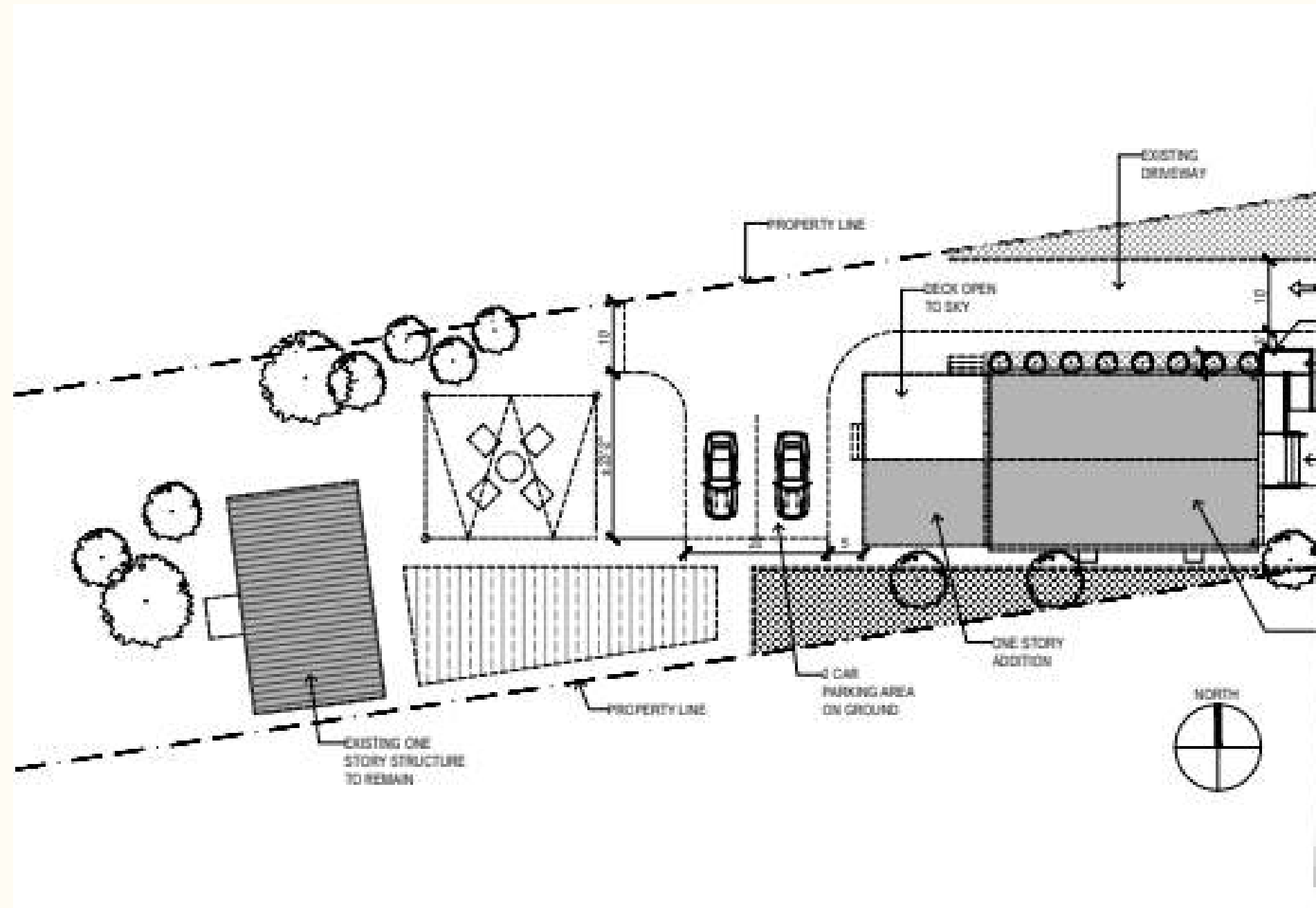




Dream Even Bigger

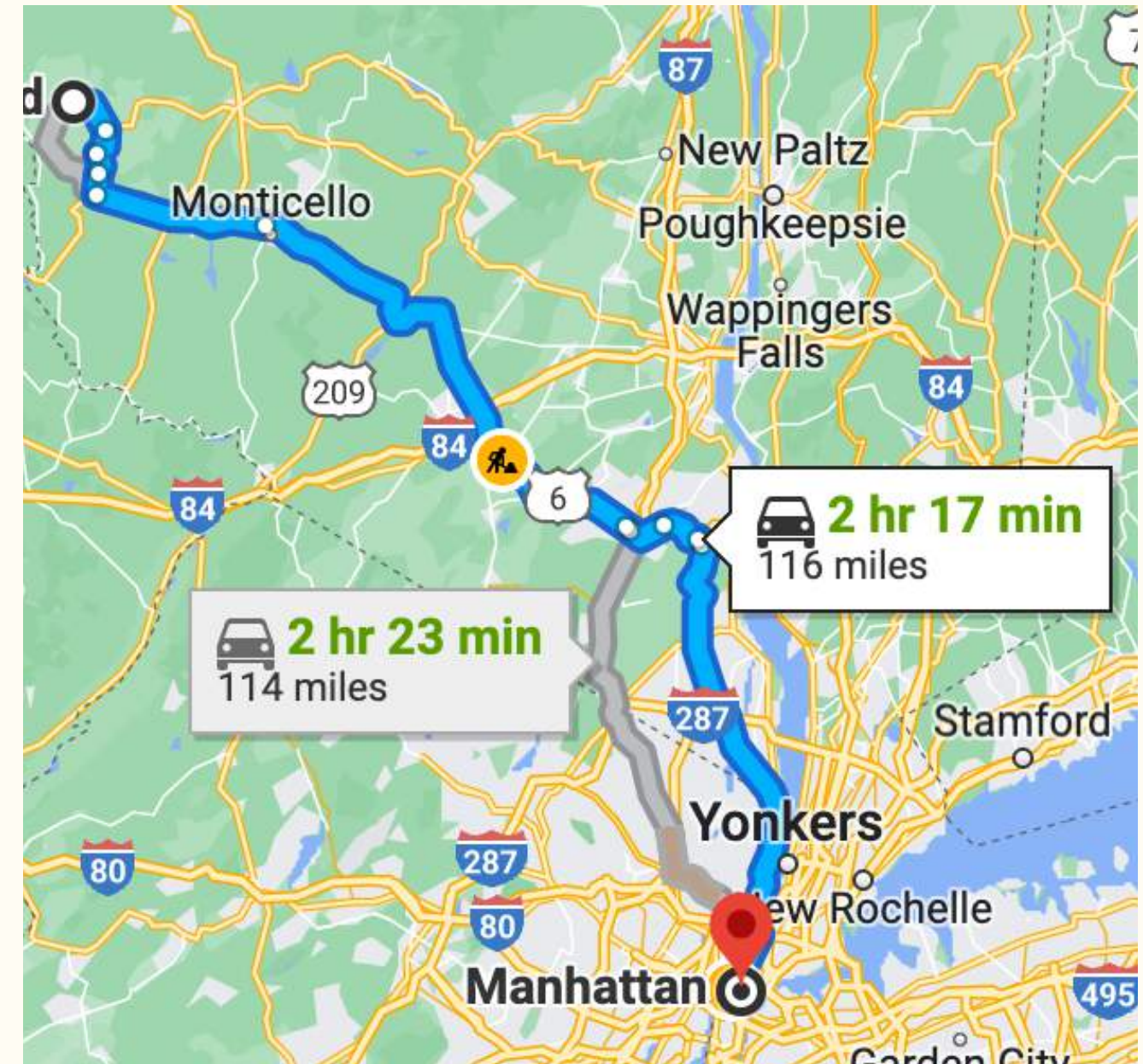
Grow into the space with possibilities to extend the building with an additional back bedroom and deck. The sellers have already invested in architectural drawings and installed a brand new septic and drilled well, both of which were placed and fitted to meet the guidelines for a future extension.*

*Subject to Town approvals. Buyer to verify all.



The Location

North Branch, NY, provides a bustling small-town setting for this charming live-work property. High-profile nearby hotels and wedding venues including Callicoon Hills, the North Branch Inn, Seminary Hill, Kenoza Hall, and The Western bring in visitors whom you can welcome into your boutique, gallery, or tasting room. You'll be in good company with the powerhouses behind Homestead soon joining the North Branch scene. Surrounded by stunning nature and with a multitude of holiday rentals in close proximity, this community also attracts weekend travelers seeking outdoor adventures and serene escapes from the city, and who are eager to support local businesses. They'll be delighted to unwind in your yoga studio or browse artisan goods not found elsewhere. Up North truly offers the best of both worlds – running your dream business surrounded by natural beauty and a vibrant community, just two hours by car from New York City.



Private Showings

By Appointment Only:

jill@catskillmountainhouses.com

