


Scarsdale | New York
56 Garth Road

Your Next Signature Restaurant Starts Here.

CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL

BUSINESS FOR SALE: **\$225,000**

A photograph of a modern, upscale restaurant interior. The space features a long, curved booth with a dark brown leather backrest and a lighter brown leather seat. Several square, dark wood tables are arranged in a row along the booth, each set with a white plate and a folded white napkin. Dark wood chairs with orange-brown leather seats are tucked under the tables. The wall behind the booth is dark and decorated with several framed abstract art pieces, a vertical light fixture, and a recessed shelf holding a white vase. The ceiling has a wood-grain pattern, and the floor is made of dark tiles.

Presenting a rare chance to acquire a beautifully renovated, upscale restaurant situated in one of Westchester's most desirable and high-traffic corridors. This highly visible location benefits from constant foot traffic day and night, making it ideal for an established operator or an exciting new concept.

This is a rare turnkey food opportunity in an upscale market. This space will not last!

The restaurant features seating for approximately 60–80 guests, thoughtfully arranged to maximize comfort and flow. A spacious, well-equipped kitchen provides ample capacity for high-volume service, catering, and menu expansion. All existing equipment is included in the sale, offering a true turnkey opportunity with minimal upfront investment.



The property has been recently renovated with modern finishes, updated systems, and a stylish interior design that appeals to a wide demographic. A strong lease is already in place, with 7 years remaining and an additional 5-year option, providing stability and long-term operating security. Current rent is \$8,500 per month (annual increases), very competitive for the area given the quality and size of the space.



The business is being offered at **\$225,000**, inclusive of all equipment, fixtures, and improvements — an exceptional value for a fully operational restaurant in such a premier location.

Please do not disturb the staff or approach the business directly, as employees are not aware of the sale. All inquiries must be directed through the listing broker.





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CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP
COMMERCIAL DIVISION

Christie's International Real Estate Group
Commercial Division

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Our Commercial Real Estate Division is the fastest-growing brokerage in the Tri-State area, serving New York, New Jersey and Connecticut, with over 35 locations locally, our network includes over 1200 agents dedicated to delivering exceptional service. Christie's global presence is in 46 countries, 246 U.S. offices.

At C.I.R.E., our strong digital footprint and syndication network provide your property with extensive local, regional, and international exposure. Our commercial division excels in sales, leasing, consulting, and advisory services within the commercial real estate sector.

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