



10 E MAIN STREET

Pawling, NY 12564

TURNKEY RESTAURANT

Asking Price

\$640,000 | ≈\$338/SF

Financing

Seller Financing Available

Size

1,892 SF

Lease Option

\$3,750/mo (Modified Gross)

HIGHLIGHTS

- Equipped Kitchen & Walk-In Cooler
- Multi-Level Seating & Patio
- Seller Financing Available
- Fast Track to Opening — Well Below Replacement Cost



PROPERTY OVERVIEW

Offered at \$640,000 with seller financing available. 1,892 SF turnkey restaurant on Pawling’s Main Street—equipped and positioned for an accelerated path to opening. Includes walk-in cooler, lower-level prep area, multi-level dining (main floor, lounge, balcony), and a seasonal outdoor patio. At ≈\$338/SF, well below typical replacement cost for a comparable restaurant buildout.

Ideal Uses: Café / Bakery | Wine Bar / Small Plates | Omakase / Sushi | Prepared Foods | Boutique Restaurant | Specialty Food Retail

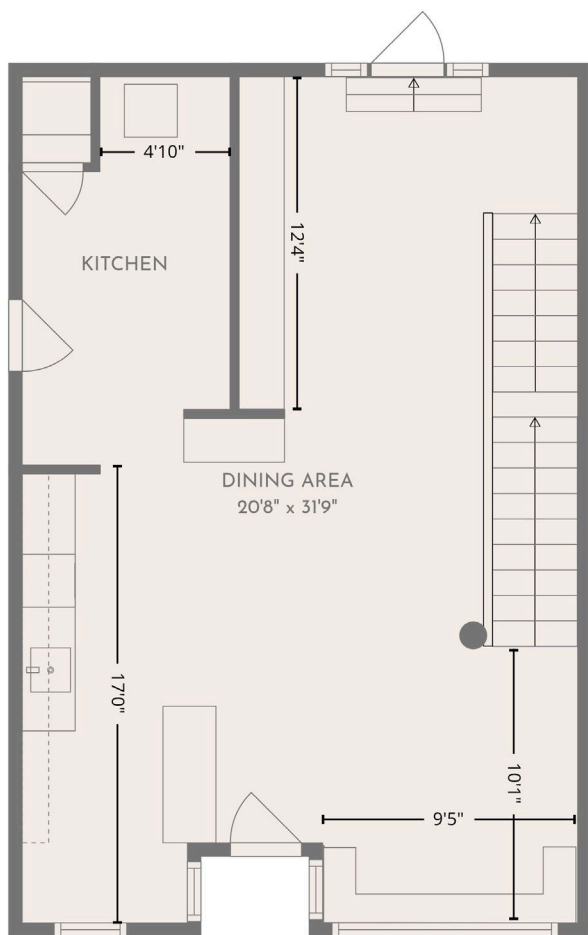
PROPERTY DETAILS

Available Space	1,892 SF (≈23.78/SF/Yr)	Year Built	1969 / Renovated 2019
Asking Rent	\$3,750/mo + Util. & Int. R&M	Parking	On-Street & Municipal Lot
Lease Type	Modified Gross	Zoning	B1 (Restaurant Permitted)
Availability	Available Now	Lot Size	0.2 Acres
Property Type	Retail / Restaurant	Purchase Price	\$640,000 (Financing Avail.)

PHOTO GALLERY



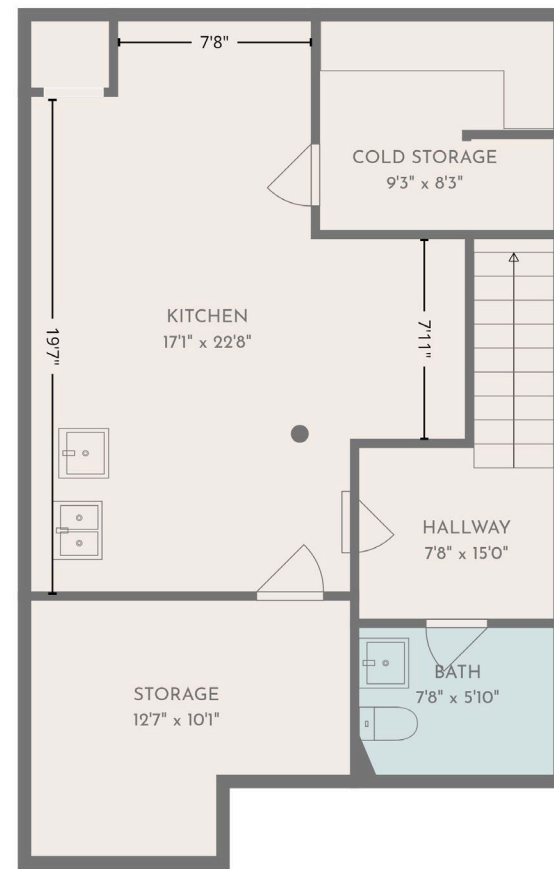
FLOOR PLANS



Ground Floor



Upper Level



Basement



SCHEDULE A SHOWING



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10 E Main Street | Pawling, NY 12564

Turnkey restaurant properties at this price point are limited in the Hudson Valley.

DISCLAIMER

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