



The Barryville General

3387 NY-97 Barryville, NY 12719

Asking: \$799,000

2 Bedrooms | 2 Bathrooms

4,400 Ft.² | 1.2 Acres

Monthly Taxes: \$964

2022 Revenue: \$631,994

Prominently located in the vibrant, picturesque hamlet of Barryville, this iconic multi use property is impossible to miss. Perched atop a sprawling manicured lawn, the property enjoys indoor and outdoor dining, ample parking, and prime visibility on three high traffic roads. The expansive first floor was most recently configured as the illustrious Barryville General, a highly profitable general store which received over 28,000 transactions in 2022, bringing in over \$600,000 and has since expanded to the Hamptons. The street level features an open concept convenience store with a powder room, commercial kitchen & deli, beverage refrigerators, grocery coolers, dining and co-working space, and a separate ice cream parlor with window service. Multiple entrances give this building the opportunity to expand, accommodating multiple commercial tenants or ventures. Below the general store, a trendy garage style eatery was successfully run by a noted Brooklyn chef as the popular General Jerk and offers the perfect canvas for pop ups or a long-term tenant. The space includes a small indoor bar and separate kitchen. The lofted second floor features a bright and spacious two-bedroom apartment with seasonal river views from every room. Most recently, the apartment was used as a profitable and highly rated B&B and could accommodate visiting chefs, employee housing, or a long-term tenant. From the multi faceted interior space to the vast outdoor landscape, the opportunities are truly endless. Plant a garden, build an outdoor stage, volleyball court, or host weddings with the picturesque backdrop of the Delaware river. The Western Catskills renaissance is underway with an influx of new buyers, businesses and visitors flocking to the area. Barryville is one of a few epic river towns in the region, and benefits from tourists as well as travelers who are passing through. This property is an entrepreneur's dream with a unique opportunity to be run independently, or as a franchise, fully activated, by Barryville General.



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