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892 Main Street
Fishkill, NY 12524
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FOR SALE : Like New, Popular Restaurant

Rt. 55 Poughquag, NY

Seats: 120 4,000 sq. ft. Excellent condition

Property: Recently renovated, well maintained, modern and established popular restaurant in the Town of Beekman.

Name & Location: Station Grille, 2578 Rt. 55, Poughquag, NY. Located next to the Post Office, and near Town Plaza, & Stop & Shop Market, and located across from the new Dollar General.

Building Size: 4,000 sq. ft. on one level, seats 120, 45 tables & 20 Bar seats.
(seating)

Land area: 1 acre

Outside Dining: Land area behind restaurant suitable for outside dining or tented parties.

Parking: 30 on site paved parking spaces plus an additional 30 spaces located at the adjoining key Bank site evenings & weekends.



Utilities: Septic & Well.

Construction: Wood frame, vinyl siding in rear, stone & decorative windows in front, tile and wood floors interior, 10 ft. ceilings, attractive dark panel interior, large 20 seat bar, shingle tile roof, built in 1983, renovated in 2021.

Kitchen: Walk in cooler, 10 burner stove, 2 double stack ovens, 2 steak broilers, 3 fryers.

Employees: cooks/kit. helpers: 6
Bar tenders: 3-4
Waiters/waitresses: 4

Hours/Days: W-S, 4- 10 PM

Taxes: \$28,560

Sales: \$1.2 mil

Offering Price: \$1,350,000

Est Carrying Cost: \$30.00 per sq. ft. (see below)

More info/

Inspection: Contact Walt @ Berkshire Hathaway (845) 705-0994
Wfinnerman@bhhshudsonvalley.com

Or

Bruce Coneeny@ Berkshire Hathaway (845) 489-1054
clankim@optonline.net

Cost Analysis - Station Grille

(Purchase Price \$1,500,000)

Offering Price: \$1,350,000

Cash Down (25% equity): \$ 350,000

Proposed New Bank Financing: \$1,000,000

Interest rate: 7.25%

Payout: 20 years

Constant(P & I): 9.485%

Annual Debt service: \$94,850/ \$7,900 mo.

(loan x constant)

(\$1,000,000 x .09485)

Total Carrying Cost:

a) Debt service: \$94,850

b) taxes; \$28,560

Total: \$123,410 /12 MO. = \$10,284

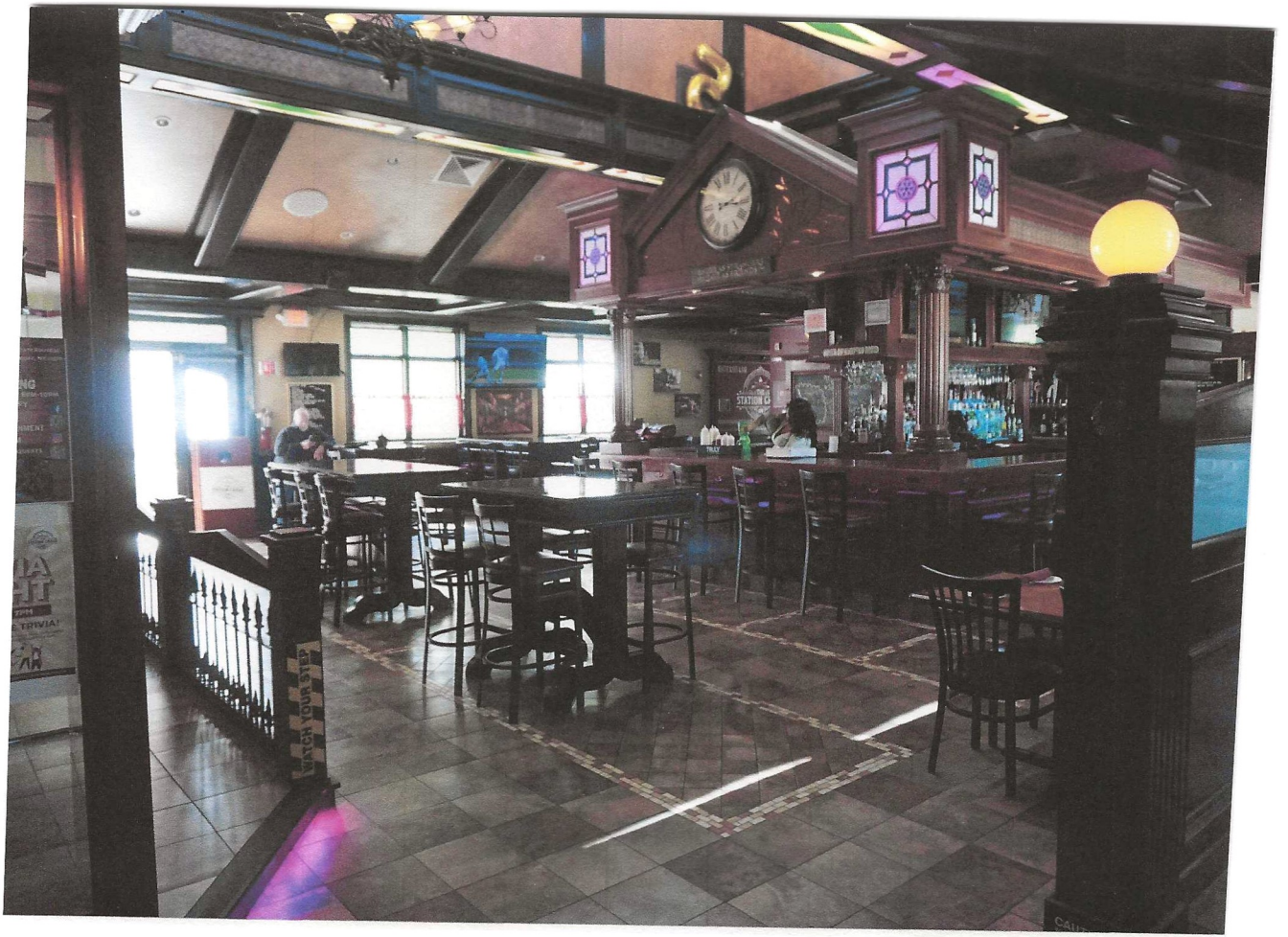
PER WEEK: \$10,284/4 WK = \$2,5710

PER DAY: \$2,570/7 = \$367

PER SQ. FT. / TOTAL COST/ 4,000 SQ.FT. =

**\$123,410/ 4,000 SQ. FT. = \$30 PER SQ. FT.
sq. ft.)**

**(ALL INFORMATION AN PROJECTIONS ARE BELIEVE TO BE ACCURTE AND RELIABLE, BUT IS NOT WARRANTED BY
BROKER NOR SELLER)**







Parcel #: 132200-6759-04-
 685204-0000
 Beekman, NY



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