

Irvington | New York
4 South Astor Street
Established Bakery & Cafe



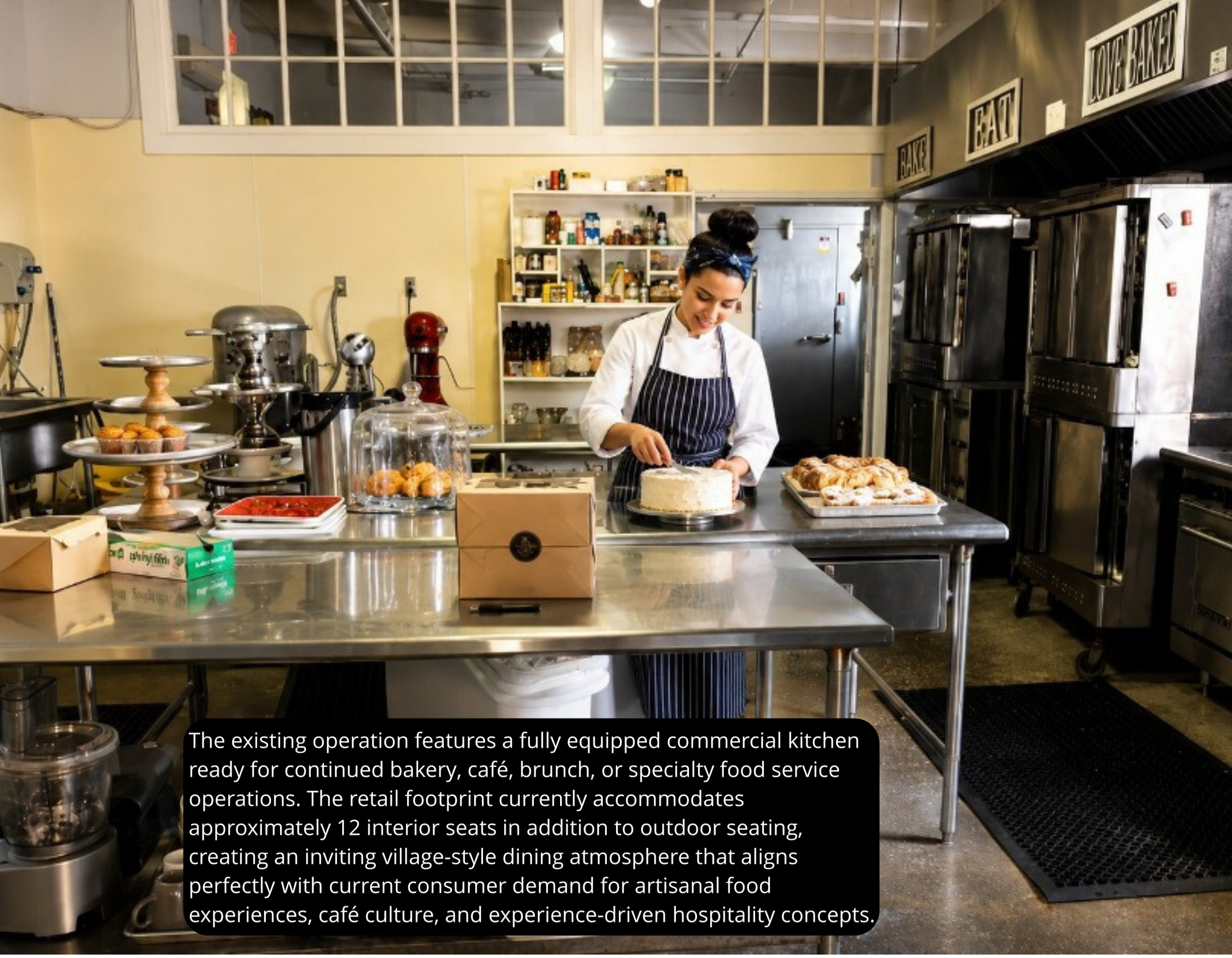
PRICE: **INQUIRE FOR PRICING**
BUSINESS ONLY | ESTABLISHED LEASE



Christie's Commercial Division is pleased to present an exceptional business opportunity at 4 South Astor Street in the heart of Irvington—a well-established bakery and café ideally positioned directly adjacent to the Irvington Metro-North Station platform along the highly desirable Hudson Line. This rare commuter-centric location benefits from continuous daily foot traffic generated by local residents, NYC commuters, weekend visitors, and destination diners traveling throughout the Hudson River corridor.

For more than 10 years, the business has cultivated a loyal and continuously growing customer base, establishing itself as a recognized staple within the community and surrounding Rivertowns market. The offering presents a turnkey opportunity for an owner-operator, hospitality group, chef-driven concept, bakery brand, or café operator seeking immediate presence in one of Westchester County's most affluent and charming villages.





The existing operation features a fully equipped commercial kitchen ready for continued bakery, café, brunch, or specialty food service operations. The retail footprint currently accommodates approximately 12 interior seats in addition to outdoor seating, creating an inviting village-style dining atmosphere that aligns perfectly with current consumer demand for artisanal food experiences, café culture, and experience-driven hospitality concepts.

Strategically located within Irvington's vibrant downtown district, the property benefits from strong pedestrian activity, commuter visibility, and convenient parking access, including ample parking at the Metro-North station and free weekend parking — a significant advantage for destination dining and weekend traffic. The surrounding village is known for its historic charm, walkable Main Street environment, and growing collection of upscale restaurants, cafés, boutiques, and lifestyle-oriented businesses.





Demographically, Irvington represents one of the most attractive suburban consumer bases in the region. The village population is approximately 6,500 residents with a median age of roughly 43 years old and a median household income exceeding \$169,000. The community is predominantly composed of highly educated, white-collar professionals who commute to Manhattan and place significant value on quality food offerings, convenience, local businesses, and premium dining experiences.

Irvington and the surrounding Rivertowns have increasingly become known as a destination for boutique hospitality concepts, specialty food operators, and culinary-driven businesses. Nearby acclaimed restaurants, cafés, and Hudson River attractions continue drawing both residents and visitors throughout the week and especially on weekends. The Hudson Line's strong commuter volume further enhances daytime café and grab-and-go potential, while the village's affluent residential base supports expanded brunch, catering, prepared foods, dinner service, and specialty retail concepts.



PROPERTY OVERVIEW CONTINUED

Potential operators may capitalize on several compelling growth opportunities, including:

- ▶ Expansion of brunch and daytime dining operations
- ▶ Evening dinner or wine-bar concepts
- ▶ Catering and private event services
- ▶ Wholesale bakery distribution
- ▶ Farmers market participation
- ▶ Coffee and specialty beverage programs
- ▶ Grab-and-go commuter offerings
- ▶ Enhanced outdoor dining activation

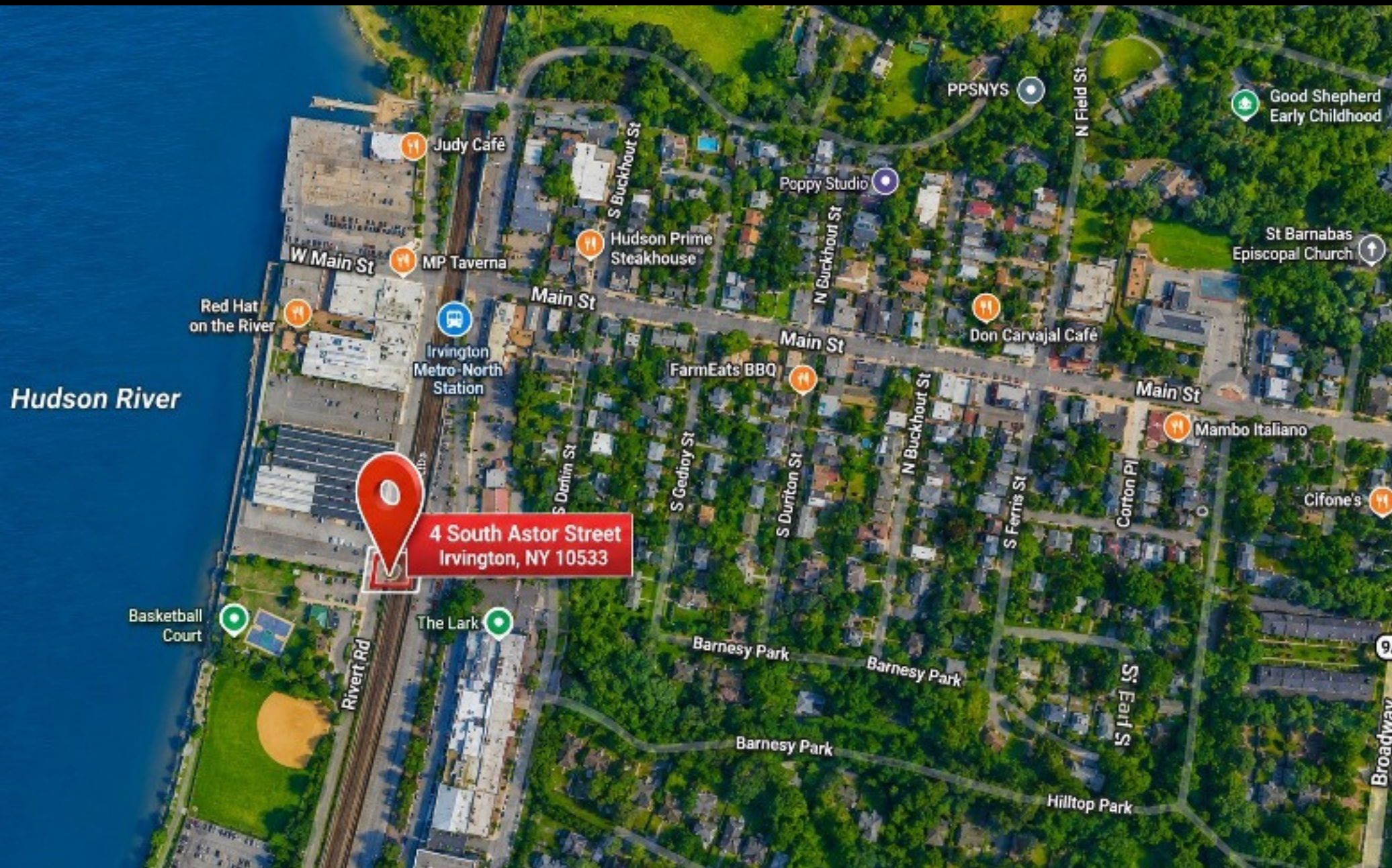
The property's visibility, commuter adjacency, affluent demographic profile, and established regional recognition create a highly attractive platform for continued success or strategic rebranding. In today's evolving food and beverage environment, consumers increasingly seek authentic, community-oriented destinations offering artisanal quality, convenience, and memorable experiences — all characteristics this opportunity is uniquely positioned to deliver.

Highlights include:

- ▶ Established bakery & café with 10+ year operating history
- ▶ Prime commuter location directly adjacent to Metro-North platform
- ▶ Fully equipped kitchen ready for operation or repositioning
- ▶ Existing seating plus outdoor dining capability
- ▶ Convenient parking access including free weekends
- ▶ Turnkey opportunity for owner-operator or hospitality group
- ▶ Strong commuter and residential customer base
- ▶ Affluent Westchester County demographic profile
- ▶ Significant upside through expanded hours and dinner service
- ▶ Excellent visibility and pedestrian traffic
- ▶ Destination-oriented Hudson River village setting
- ▶ Multiple potential revenue streams

This offering represents a rare opportunity to acquire a recognized food and beverage business in one of the Hudson River's most sought-after commuter villages, combining lifestyle appeal, strong demographics, commuter convenience, and long-term growth potential.

LOCATION



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