

### **Property Highlights:**

- Size & Seating: 7,000 SF interior/exterior with 75 seats, including a 30-seat private dining room (PDR).
- Outdoor Patio: Accommodates 175 guests in a shaded, scenic setting.
- Lease Details: 17 years remaining at an unbeatable rent of \$10,815 per month plus taxes/CAM.
- Asking Price: \$999,000
- Renovation: Completely gutted and renovated just 3 years ago, the space is in impeccable condition.
- Bars & Dining: Two full-service bars, both indoors and outdoors, perfect for vibrant social gatherings.
- Dockside Dining: Direct access to over 100 boat slips, enhancing the dining experience with dockside options.
- Versatility: Ideal for hosting large private events, including lavish weddings and sophisticated parties.

This property is just an hour away from NYC in Lower Hudson Valley, making it a convenient destination for both local patrons and out-of-town guests. Brands are already staking their claim, and momentum is building fast. Don't miss your chance to get in before the market prices take off. Now's the time to join the wave of success sweeping the area!

The existing restaurant is operational, ensuring a seamless transition for the new owner. To explore this opportunity further, I invite you to request a private video tour, followed by an exclusive in-person visit. Please feel free to reach out at your earliest convenience to schedule a time that works for you.







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