



The Mill Pond Inn & Tavern 102 Main St, Jefferson, NY

PROPERTY OVERVIEW

- Name: Mill Pond Inn & Tavern
- Location: Jefferson, NY (Town on the National Register of Historic Places)
- Tax ID: 168-1-9 (To be updated, recent boundary line adjustments)
- Class: 421 Restaurant (Note: No Zoning in Jefferson)
- Acreage: 6.6 acres
- Built: 1879
- Renovated: 2018 - over 800K in improvements
- Turn-key business, equipment/furnishings and real estate for sale
- School District: Jefferson
- Total Interior SF: Approx. 5,429 SF (Main, 2nd floor, Carriage House)
- Lodging: 5 guest rooms (with private baths)
- Event Capacity Main Building: Main dining/event room: Up to 100 guests, Deck (pondside): 42 seats + bar, Tavern: 31 seats
- Carriage House Pavilion: 75-100 seats, full bar, wood/gas pizza oven
- Basement: Kitchen Prep, Storage, Refrigeration, Dishwashing
- Annual Taxes (2024):
 - Town & County: \$5,008, School: \$4,795.17
- Annual Revenue for restaurant 1m on a 4 day schedule with seasonal closings, and a 2 day a week limited menu limited to the tavern
- Annual Revenue for Inn: 80K-100K - the sellers have never fully pursued this aspect of the business's potential for an income generator. This is a valuable opportunity for a new owner to come in and maximize its potential. (20% occupancy, \$212 ADR, untapped potential)
- Outdoor Areas: All dining areas are situated to enjoy pond views. Pea gravel/slate walkways, deck, firepit, landscaped foundation, herb/veggie garden.
- Community: Loyal local following, strong reviews, community revitalization movement in Jefferson

List Price \$1,550,000

LISTING PRESENTED BY:

THE CATSKILL DREAM TEAM

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ADDITIONAL NOTES:

- The current owners have hosted several events (weddings, rehearsal dinners, celebration of life, etc), but not advertised their business as an event space. Opportunity to develop this aspect of the business with a recently sold event venue down the road with little infrastructure. Opportunity for growth in weddings, retreats, lakeside functions and inn operations with increased marketing.
- The property has the ability to offer full-service, turnkey events with a competitive advantage - affordable alternative to other regional venues
- Strong and competent staff - loyal chef has been with the business for 5 years and recently taken on more managerial roles - interested in staying on pending terms
- Sellers would be willing to consider staying on for a limited time in a transitional role for the benefit of customers and new owners.
- This property enjoys strong visibility on Main St and is positioned within reach of the growing Catskills weekend and second-home market.
- Sellers willing to share financials to serious inquiries after signing an NDA and visiting the property.
- Equipment Inventory available on request

PROPERTY INFRASTRUCTURE

- Water: Municipal
- Septic:
 - New system installed 2017 (2500-gallon tank)
 - Last pumped in 2023
- Heating: Radiant in tavern, prep, and kitchen areas
- Forced air in dining room
- Baseboard heat in office, bathrooms, and all upstairs rooms
- Fuel: Propane (buried tank owned, second tank leased behind pizza oven)
- Electrical: Single-phase, 200 Amp, 120/240 Volt
- Generator: Backup tandem electric generator system
- AC: Wall and window units
- Fire Safety: Central alarms, egress lighting, sprinkler suppression in kitchen
- ADA Access: Ramp + 1 ADA bathroom
- Roof: Asphalt/rubber, approx. 8 years old

