

COMPASS
FOR SALE

Live Music Venue and Restaurant
538 WILLETT AVENUE, PORT CHESTER



Music Venue and fully equip'd Restaurant Business for sale with long term lease. Ideal also for aspiring food operator.

84,575

3-MILE
POPULATION

\$205,100

3-MILE AVG HH
INCOME

51%

3-MILE
BACHELOR'S
DEGREE AND
HIGHER

\$2M

AVG HOME
VALUE

Gena DiDonato

Lic. Assoc. R.E. Broker
M: 914.879.3235
gena.didonato@compass.com



COMPASS

An exceptional opportunity awaits to acquire a piece of Rye's rich culinary and community history. The iconic building at 70 Purchase Street, home to the renowned French gourmet specialty shop, L'Epicerie, is now available for sale. This is a chance to invest in a prime commercial property with a stable, long-term tenant in a bustling and affluent community.

BUSINESS FOR SALE

LIVE MUSIC EVENTS

WHERE MUSIC COMES ALIVE

Property Highlights

70 Purchase Street is more than just a building; it's a local institution. Since 1982, June &



This is a prime opportunity to invest in a high-quality commercial , long-term lease. It is an ideal choice for an aspiring food operator.

3 Story Single Tenant Building	1,742 Sq Ft Lot	\$44,000 Taxes paid by landlord	\$12,000/Month or \$144,000/Year Current Rent
3,062 Sq Ft Building	.04 Acres	Rent is stabilized at the current rate until March 2027	Future increase 3% annually plus tax & insurance increase

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Landmark Opportunity
Premiere Venue
Turnkey Business For Sale
Anchored by a long term lease

A Thriving Location

Located in the heart of Downtown Port Chester Entertainment District
High -traffic, high-visibility street frontage.

Proximity to the Capitol Theatre/ Train Station / Major Roadways
Robust Demographics & Clientele

Port Chester is a vibrant, diverse and growing Westchester County Village.
Strong Median household income in the immediate 5-mile radius

A loyal customer base drawing from Port Chester, Rye, Greenwich (Ct.) and surrounding affluent communities.

Westchester County's Entertainment Hub

Benefit from the area's established music and nightlife culture, driven by local residents and regional visitors.

The ideal location to capitalize on pre- and post-show traffic from nearby major venues and restaurants.

The Business: A Dual Established Revenue Stream Powerhouse
Growing Revenue Year over Year
Capacity 75

Kitchen: Fully Equipped, professional grade kitchen with walk-in refrigerator, Hood system

Key Assets include
All Furniture, Fixtures and Kitchen Equipment
Existing Good Will and customer lists.

Turnkey operation ready for immediate takeover.

The opportunity: Stability and Growth
Secure Your Future with a Long-Term Lease

Lease Term: Rare and highly valuable Two -5 year Option to renew
Favorable rent

Untapped Growth Potential:

Expand Hours: Opportunity to increase revenue by adding lunch service, opening earlier on weekends.

Private Events: Market the venue for corporate events, weddings and private parties.

Booking Optimixation: Refine the music calendar to target new demographics or higher ticket acts.

Catering: Launch an off-site catering division to leverage professional kitchen.

Ideal Buyer:

Experienced Restauranteur looking for high-volume operation.

Music promoter seeking a flagship, established venue.

Investor looking for a stable business with a significant barrier to entry. (due to licensing and build-out costs.)

Confidential Inquiries Welcome

Offering Price: \$349,000

Contact Gena DiDonato Today to schedule a private viewing.

Confidential Sale - Do Not Disturb Management or Staff

Take the Stage in Port Chester, NY