

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
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COMPASS

BUSINESS FOR SALE

Live Music Venue and Restaurant

538 WILLETT AVENUE, PORT CHESTER



A LANDMARK OPPORTUNITY.
A well-loved, operating business combining dining and live entertainment.

Dual Revenue Model

Income streams from both food/beverage and ticket/cover sales

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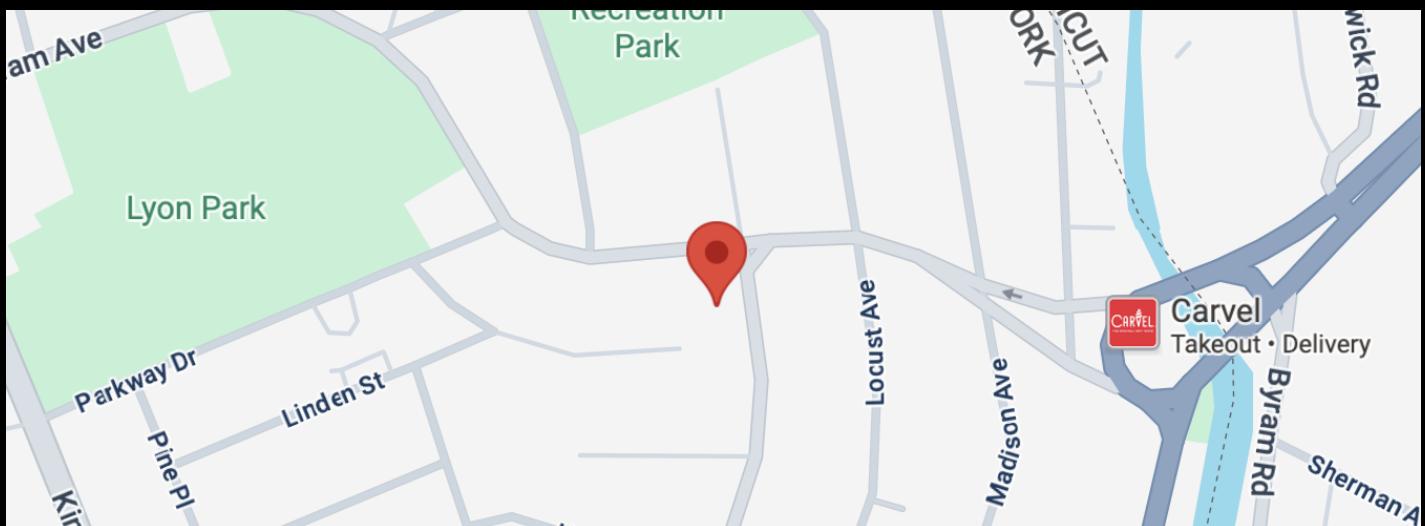
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A Thriving Location anchored by a long term lease

- Located in the heart of Downtown Port Chester Entertainment District
- A vibrant, diverse and growing Westchester County Village
- Port Chester serves as Westchester County's Entertainment Hub
- Robust Demographics & Clientele
- Benefit from the area's established music and nightlife culture
- Driven by local residents and regional visitors from Port Chester, Rye, Greenwich (CT) and surrounding affluent communities
- High-traffic, high-visibility street frontage
- Ideal location to capitalize on pre- and post-show traffic from nearby major venues and restaurants
- Close proximity to the Capitol Theatre, train station, and major roadways'
- Strong median household income in the immediate 5-mile radius.



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The Business: A Dual Established Revenue Stream Powerhouse

- Growing Revenue Year over Year
- Capacity: 140
- 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.

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 Optimization: Refine the music calendar to target new demographics or higher ticket acts.
- Catering: Launch an off-site catering division to leverage professional kitchen.

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

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Ideal Buyer:

- Experienced Restaurateur 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

Confidential Sale - Do Not Disturb Management or Staff

Contact Gena DiDonato today to
schedule a private viewing.

Take the Stage in Port Chester, NY

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