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**236 HIGH STREET**

MONROE, NEW YORK 10950



## Historic Landmark Opportunity in Monroe, NY

SEEKING A **VISIONARY RESTAURATEUR** TO TRANSFORM THIS HISTORIC LANDMARK INTO AN *UNFORGETTABLE* DINING DESTINATION.

Step into a piece of history at 236 High Street — a breathtaking 1903 masterpiece once home to Helen Keller's Home for the Blind. Restored and thoughtfully updated in 2022, this four-story property offers unmatched character and versatility for the visionary entrepreneur ready to bring their dream business to life.

The commercial-grade kitchen, fully updated in 2018, is a chef's dream — featuring a 3-door refrigerator, 2-door freezer, and a professional-grade stove with all the essentials for a high-volume restaurant, catering facility, or boutique hospitality venture. All fire compression systems are fully functional, and the building's electrical service has been upgraded to 200 amps with five subpanels. Plumbing has been modernized, and the property meets all federal, state, and local code requirements for senior housing per NYS standards.

Offering 10 bedrooms and 6 bathrooms, the possibilities are endless — imagine transforming this historic gem into a destination restaurant, bed & breakfast, boutique hotel, art gallery, or private event venue.

### PERMITTED ZONING USES

- ✓ Restaurant or Hospitality
- ✓ Bed & Breakfast or Boutique Inn
- ✓ Religious or Community Center
- ✓ Professional Offices
- ✓ Senior Housing or Assisted Living
- ✓ Museum, Art Studio or Cultural Venue

### PROPERTY DETAILS

- ✓ 10 Bedrooms
- ✓ 6 Bathrooms
- ✓ 9 Working Wood burning fireplaces
- ✓ Commercial Grade Kitchen



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