

*Building Better Communities With.....*



# Rand Commercial



A rare opportunity to lease one of the Hudson Valley's most beloved restaurants. Set in a restored 1760 inn with over 70 years of fine dining tradition, The Iron Forge Inn offers five intimate dining rooms, a Tap Room with original hearth fireplace, commercial kitchen, outdoor Stone Garden Patio, and enclosed Hilltop Gazebo with panoramic valley views.

Located at the foot of Mount Peter in the charming hamlet of Bellvale (Town of Warwick), this distinctive property is ideal for restaurant operators, wedding/event businesses, or boutique hospitality concepts seeking a **storied destination with built-in ambiance and character.**

**For Property Information or to schedule an appointment contact:**

**Charles Emanuel**

NYS & NJ Licensed Real Estate Salesperson

Commercial & Investment Specialist

[201-522-1912](tel:201-522-1912) Mobile

**Rand Commercial**

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Goshen, NY 10924

[charles.emmanuel@randcommercial.com](mailto:charles.emmanuel@randcommercial.com)



## **FOR LEASE! Iconic & Historically Significant Restaurant Property in Warwick, NY The Iron Forge Inn | 38 Iron Forge Road, Warwick, NY a/k/a 38 Bellvale Lakes Road**

Now available for Lease! **The Iron Forge Inn** presents a rare opportunity to operate a turnkey restaurant in one of the Hudson Valley's most storied and picturesque locations. Set on 2.4 acres at the foot of Mount Peter in the hamlet of Bellvale (Town of Warwick), this landmark property combines rich Revolutionary-era history with refined country charm, drawing both locals and destination diners for over 70 years.

### **Property Highlights:**

- **Historic 1760 Colonial building** with original architecture and antique finishes
- Five intimate dining rooms plus a fully equipped **Tap Room** with fireplace
- **Modern American kitchen** with seasonal, locally sourced menu emphasis
- Total seating capacity approx. 120 indoors + additional outdoor options
- **Stone Garden Patio:** private hillside dining area with natural rock surroundings and views of Sugarloaf Mountain
- **Hilltop Gazebo:** enclosed dining space with 7-mile valley views and sunset exposure
- Ideal for **fine dining, weddings, events, or exclusive private dinners**
- Ample on-site parking, landscaped grounds, multiple ceremony locations
- Former filming location, award-winning recognition, and strong regional brand presence

This unique property offers not only a fully built out and restaurant space, but a timeless setting for weddings, events, and experiential dining. With flexible indoor and outdoor spaces, scenic backdrops, and a rich Hudson Valley legacy, The Iron Forge Inn is perfectly suited for an operator seeking distinction, ambiance, and business potential in one of New York States most desirable countryside markets.

**Inquire today to schedule a private tour and explore this unmatched opportunity.**

# MLS

## 38 Bellvale Lakes Road, Warwick, New York 10990

MLS #: [951531](#)  
Status: **Active**

Prop Type: **Commercial Sale**  
Sub Type: **Other**

Price: **\$1,295,000**  
DOM: **1**



City/Township:	<b>Warwick (Town)</b>	County:	<b>Orange County</b>
Post Offc/Town:	<b>Warwick</b>		
Village:		Hamlet/Loc.:	<b>Bellvale</b>
Yr Built:	<b>1760</b>	Stories in Bldg:	<b>2</b>
Yr Blt Effective:	<b>1760</b>	Liv Sqft (Est):	
Property Cond:	<b>Actual</b>	Sqft Total:	<b>5,406 Public Records</b>
Building Name:	<b>The Iron Forge Inn</b>	Acre(s):	<b>2.40</b>
Waterfront:	<b>No</b>	Lot Size SqFt:	<b>104,544</b>
Water Frontage Length:		Leasable Area:	<b>5,406</b>
Business Type:	<b>Restaurant</b>	Business Name:	

### Public Remarks

The Iron Forge Inn is now available for SALE, offering a rare and unique chance to run one of the Hudson Valley's landmark restaurant properties. Set in a restored 1760 Inn, this fine dining, rustic restaurant features five intimate dining rooms, a fan favorite tap room with original hearth fireplace, a modern commercial kitchen, an outdoor stone garden patio and enclosed hilltop gazebo with panoramic valley views as well as additional rooms on the 2nd floor. Situated on 2.4 picturesque acres at the foot of Mount Peter in the hamlet of Bellvale (Town of Warwick), this iconic property combines rich Revolutionary-era history with refined country charm and has been drawing both locals and destination diners for over 70 years. This is a truly amazing opportunity for a seasoned restauranter or an up-and-coming talented chef. The FF&E are also available to make this a truly turn-key opportunity. A complete marketing package and a private tour are available to qualified individuals.

### Improvement Remarks

### Community/Association

### Property/Tax/Legal

Tax ID#:	<a href="#">335489-055-000-0001-026.100-0</a>	Taxes Annual:	<b>\$16,321.83</b>	Tax Year:	<b>2024</b>
Building Class:	<b>B</b>	Build To Suit:		Investment Prop:	<b>No</b>
Max Cont Sqft:		Min Divisible Sqft:		Zoning Code:	<b>RU</b>
Property Atchd:	<b>Yes</b>			# of Lots:	

### Agent/Broker Info

List Office:	<a href="#">Rand Commercial (RAND24)</a>	List Agent:	<a href="#">Charles Benjamin Emanuel (39160)</a>
Office Phone:	<b>845-294-3100</b>	Contact #:	<b>201-522-1912</b>

[Charles Benjamin Emanuel \(39160\)](#)   
**201-522-1912**  
[charles.emmanuel@randcommercial.com](mailto:charles.emmanuel@randcommercial.com)

### Showing

Showing Rqmts: **Appointment Only, Call Listing Agent**  
Showing Instructions: **Call LB to show, do not walk on property without an appointment.**  
Directions: **Rt 17A to 38 Iron Forge Rd a/k/a 38 Bellvale Lakes Road**

Showing Contact Ph: **201-522-1912**  
Showing Contact 2 Ph:

### Listing/Contract Info

Seller to Consider Concession:	Concession Amount Considered:	Negot Thru:	<b>Listing Agent</b>
List Date: <b>01/13/2026</b>	Owner Name: <b>Withheld</b>		
On Market Date: <b>01/13/2026</b>	Expiration Date: <b>01/13/2027</b>		
Contract Date:	Contract Price:		
Listing Agreement: <b>Exclusive Right To Sell</b>	Orig List Price: <b>\$1,295,000</b>	\$/SqFt:	<b>\$239.55</b>
Special Listing Conditions: <b>None</b>			
Agent Only Remarks: <b>BA to verify all Pertinent info including permitted use, zoning, taxes etc... Restaurant is still operation for occasional tastings, dinners and special events.</b>			

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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# Fact Sheet

City/Town	Warwick	
Village/Hamlet	Bellvale	
Tax ID	335489-055-000-0001-026-100-0000	
County	Orange	
SBL	55-1-26	
Legal Description	LT 1 Iron Forge Map 7066	
Real Estate Taxes	\$16,322	
Zoning	RU Rural	
Flood Zone	Not in Flood Zone	
Road Frontage Iron Forge Rd	547'	
Property size acres	2.4 Acres	
Property size sq/ft	104,544	
Levels	2	
Basement	Partial/Taproom	
Parking	Lot Parking +/- 35 spaces	
Parcel	Irregular, sloping, level	
Traffic Count	n/a	
Year Built	1760	
Sq ft first level	4,000	Restaurant/dining rooms
Sq ft second level (loft)	1406	Rooms
Sq ft Basement	tbd	Tap room
Total sq/footage	5,406	Plus basement
Property Class	Restaurant Building	
Use	Restaurant	
% Improved	80%	
Construction	Wood Frame	
Water	Private	
Sewer	Septic	
Central Air	Window,units, wall units	
Heating System Type	Radiators	
Additional	Small patio	
Additional	Large patio / additional seating	
Additional	Gazebo	
Lease type	NNN	
Lease term	Negotiable	
FF&E	Available for additional Key Money Includes kitchen equipment, furniture, fixtures	























# Gazebo





# ZONING MAP OF THE TOWN OF WARWICK

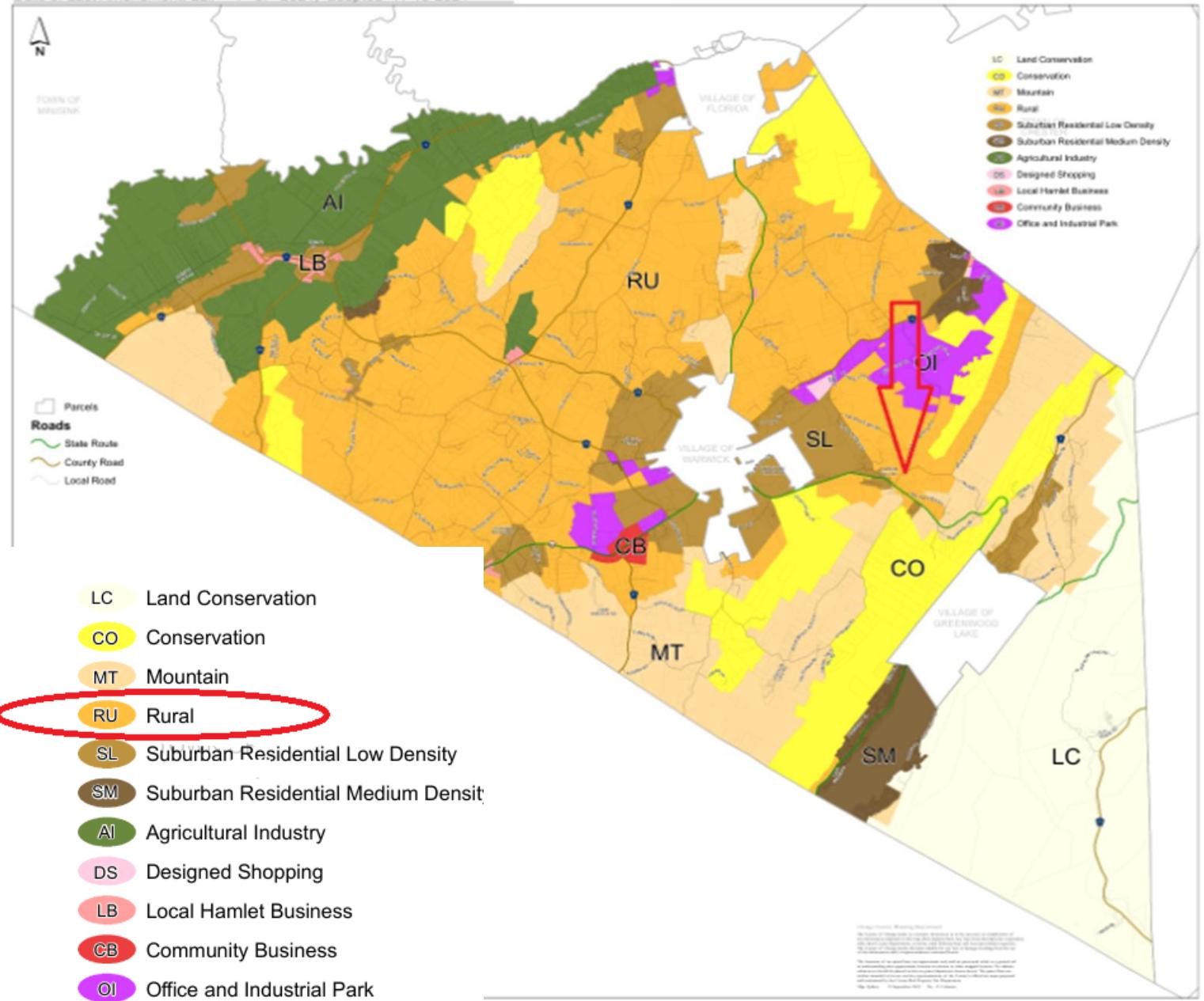
Date of Last Amendment: LL# 4 of 2021, adopted 11-18-2021

I hereby certify this document as the Official Zoning Map for the Town of Warwick.

Signature Title Date



Steven M. Neuhaus  
County Executive



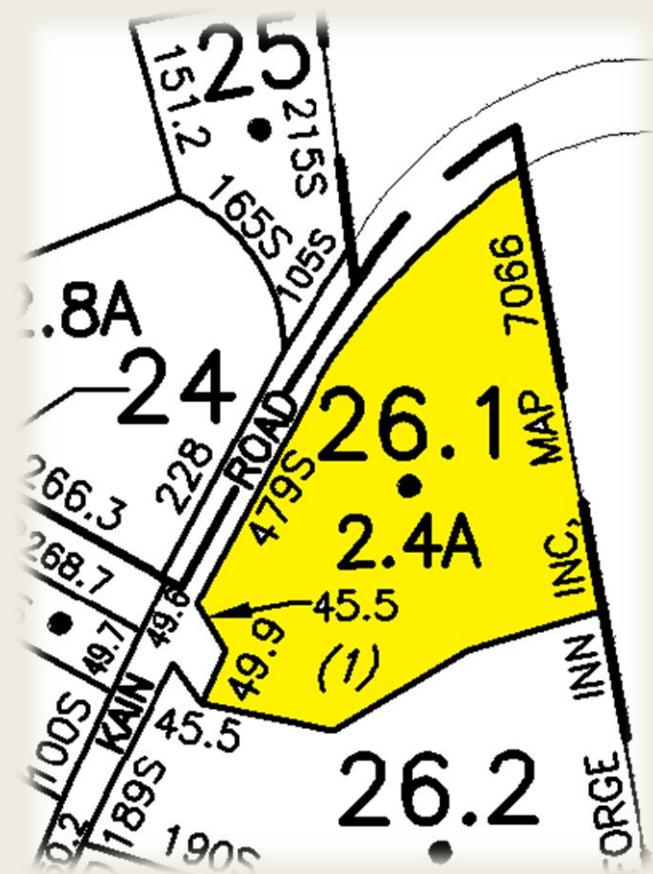
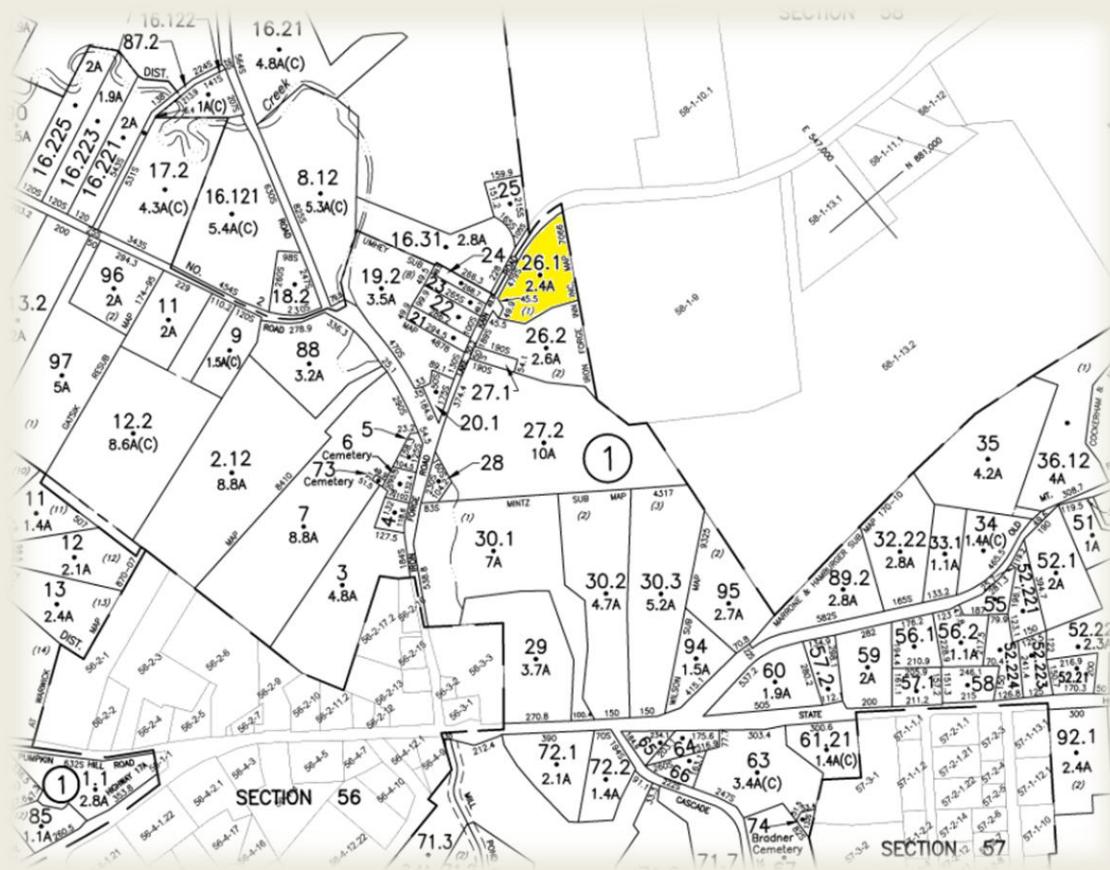
# Location



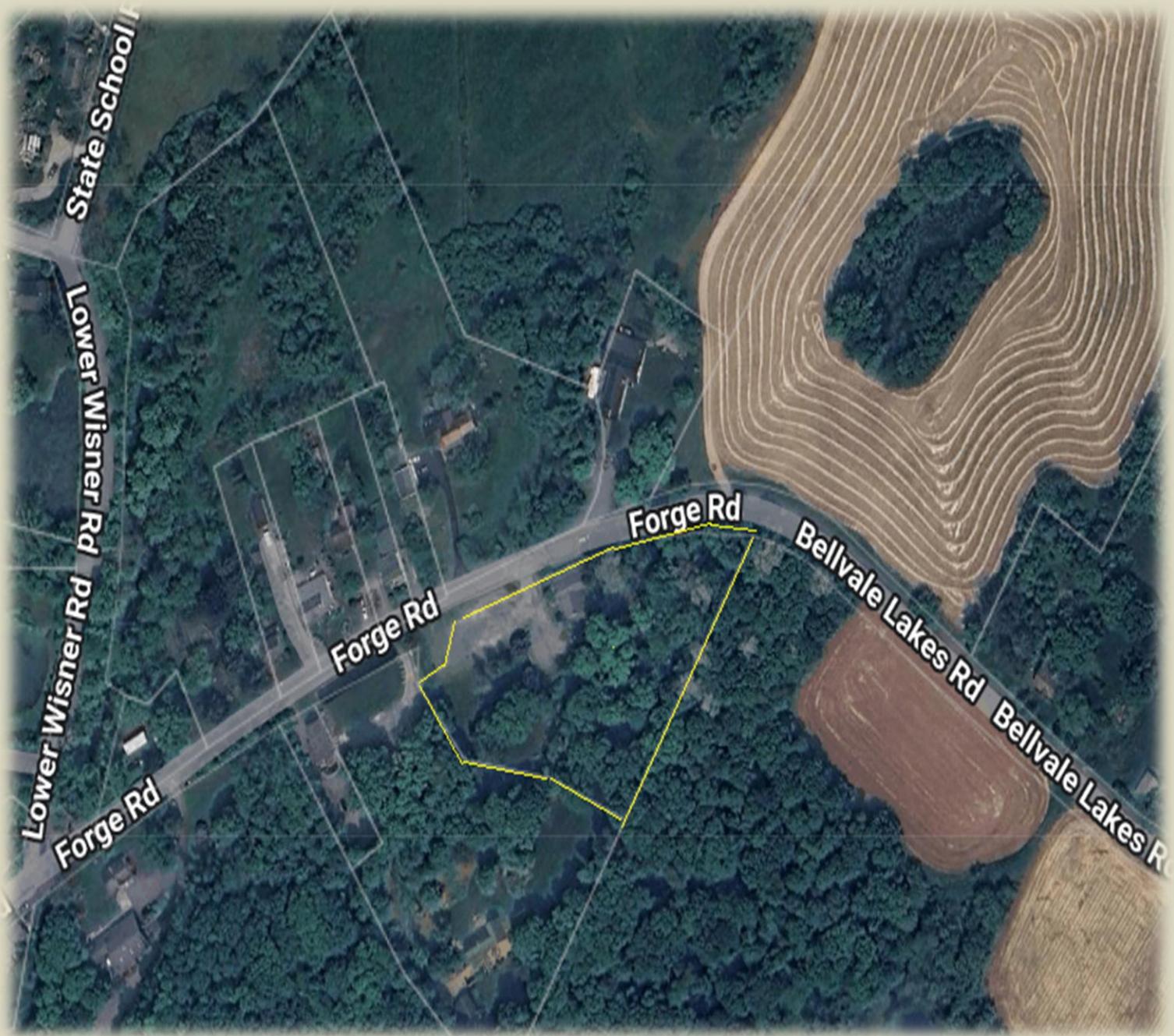
## Property Dimensions



# Tax Map



# Property Lines



# Survey

