

Building Better Communities With.....



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

300 Canal Street, Suite B
Goshen, NY 10924

charles.emanuel@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:	Warwick (Town)	County:	Orange County
Post Offc/Town:	Warwick		
Village:		Hamlet/Loc.:	Bellvale
Yr Built:	1760	Stories in Bldg:	2
Yr Blt Effective:	1760	Liv Sqft (Est):	
Property Cond:	Actual	Sqft Total:	5,406 Public Records
Building Name:	The Iron Forge Inn	Acre(s):	2.40
Waterfront:	No	Lot Size Sqft:	104,544
Water Frontage Length:		Leasable Area:	5,406
Business Type:	Restaurant	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#:	335489-055-000-0001-026.100-0	Taxes Annual:	\$16,321.83	Tax Year:	2024
Building Class:	B	Build To Suit:		Investment Prop:	No
Max Cont Sqft:		Min Divisible Sqft:		Zoning Code:	RU
Property Attchd:	Yes			# of Lots:	

Agent/Broker Info

List Office:	Rand Commercial (RAND24)	List Agent:	Charles Benjamin Emanuel (39160)
Office Phone:	845-294-3100	Contact #:	201-522-1912
		LA Email:	charles.emanuel@randcommercial.com

Showing

Showing Rqmts:	Appointment Only, Call Listing Agent	Showing Contact Ph:	201-522-1912
Showing Instructions:	Call LB to show, do not walk on property without an appointment.	Showing Contact 2 Ph:	
Directions:	Rt 17A to 38 Iron Forge Rd a/k/a 38 Bellvale Lakes Road		

Listing/Contract Info

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

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

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

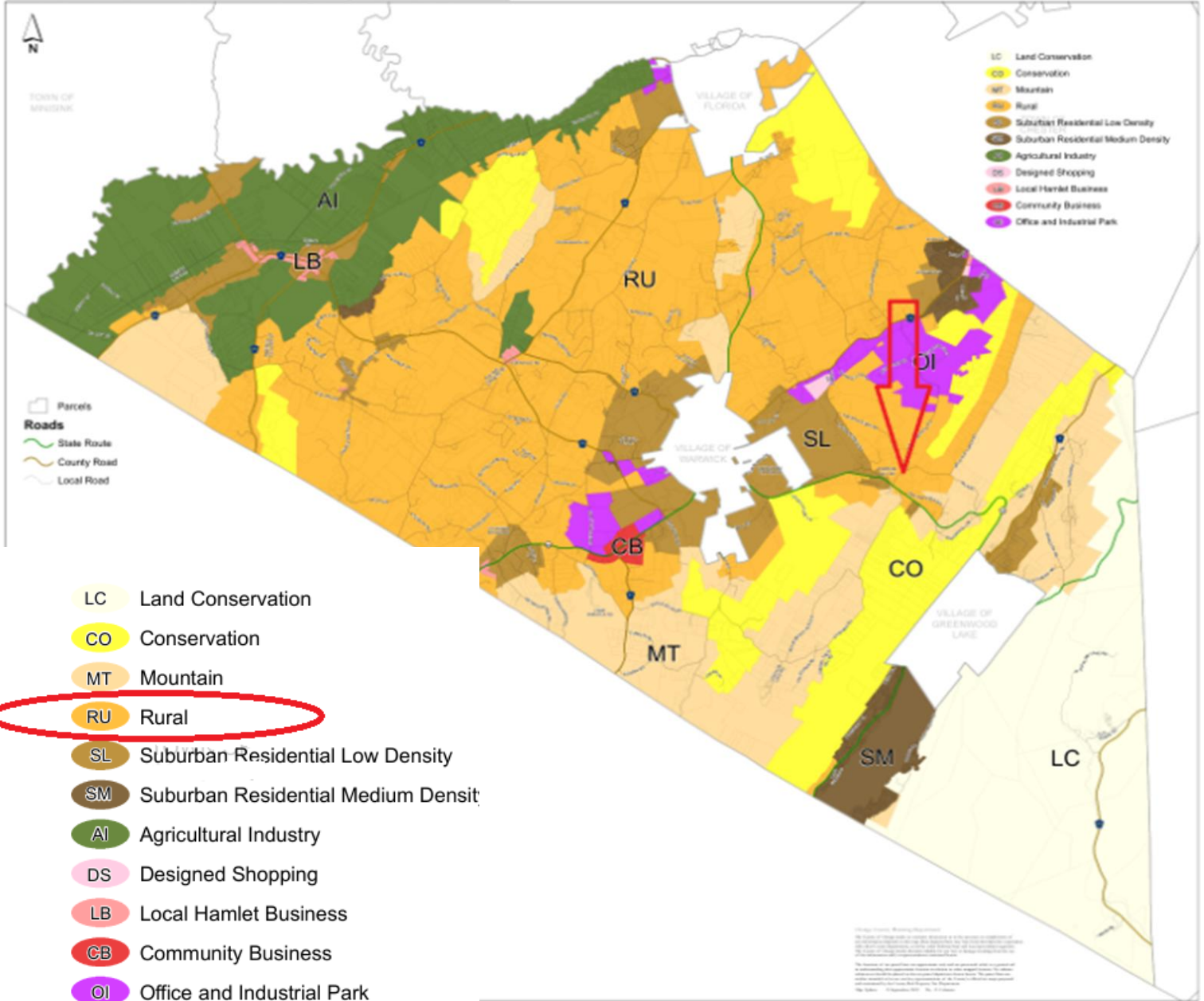


Steven M. Neuhaus
County Executive

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 _____



Location



Property Dimensions



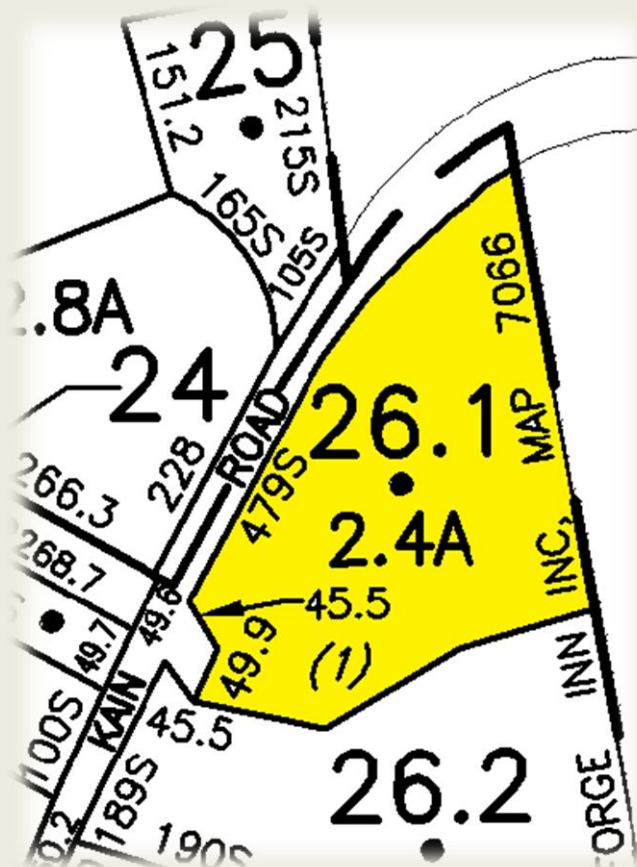
This is a detailed plat map of Section 56, Township 35N, Range 10E. The map shows various land parcels with their respective acreages and owner information. A yellow-shaded parcel of 26.1 acres is highlighted. The map includes a cemetery, various roads, and landmarks. The map is labeled "SECTION 56" and "SECTION 57".

Section 56:

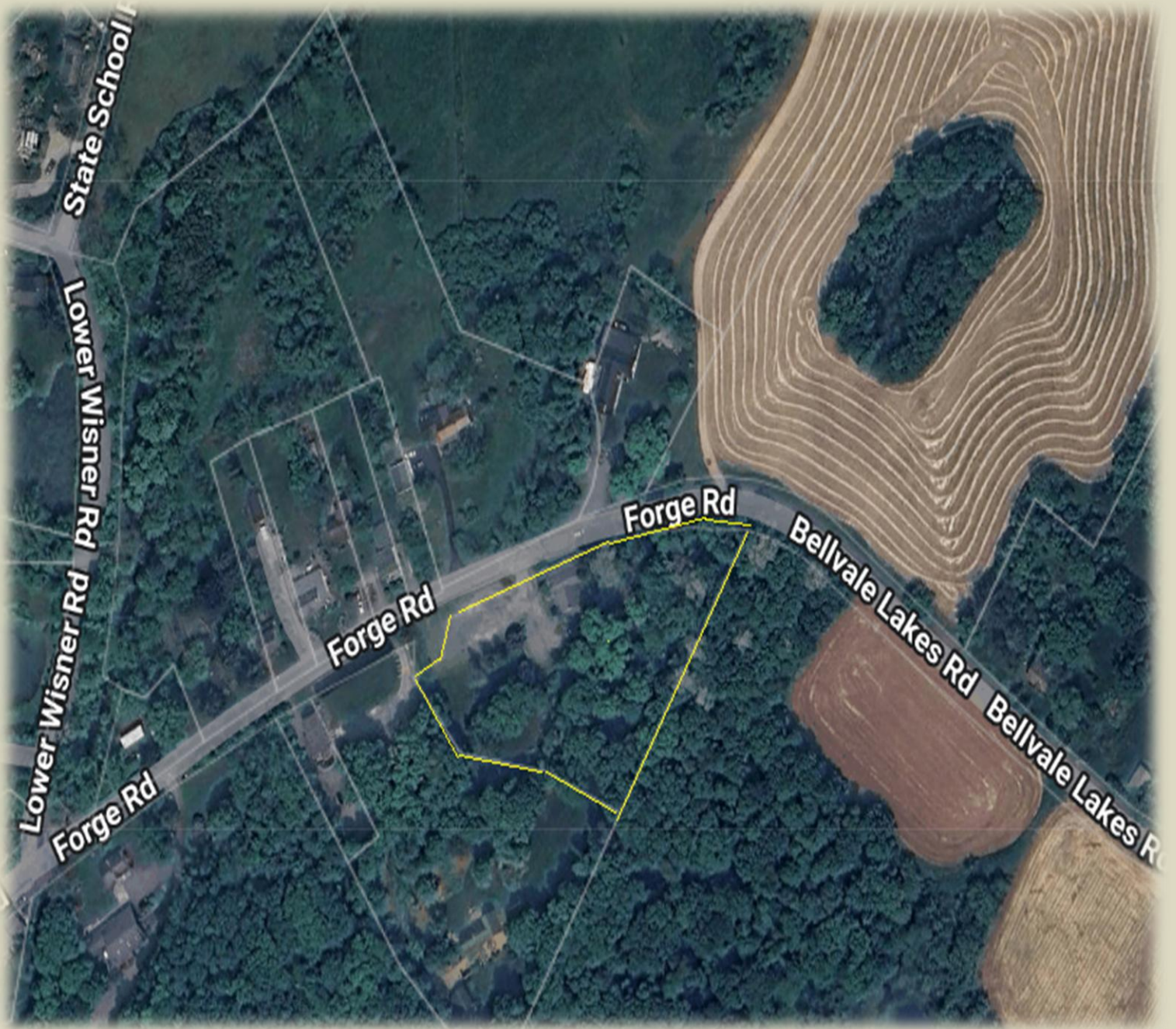
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- Parcel 2: 1.1A (Owner: 1)
- Parcel 3: 4.8A (Owner: 3)
- Parcel 4: 7.8A (Owner: 7)
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- Parcel 7: 8.8A (Owner: 7)
- Parcel 8: 8.8A (Owner: 8)
- Parcel 9: 1.5A(C) (Owner: 9)
- Parcel 10: 11.2A (Owner: 11)
- Parcel 11: 1.4A (Owner: 11)
- Parcel 12: 2.1A (Owner: 12)
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- Parcel 78: 4.2A



Property Lines



Survey

