

Artist Photo

Westtown | New York

# Westtown Fare Restaurant & Bar – 795 NY-284

Prime Turn-Key Restaurant & Real Estate Offering



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FOR SALE: \$599,000

Located along highly traveled Route 284, this stand-alone commercial property is home to Westtown Fare Restaurant & Bar, a well-established and respected dining destination in the Westtown community. The offering presents a rare opportunity to acquire both the real estate and a fully operational restaurant in one of Orange County's steadily growing submarkets.



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## *Population Growth & Migration Trends*

Post-2020 migration from NYC and Northern New Jersey into the Hudson Valley has driven increased residential demand across towns such as Warwick, Minisink, and Westtown. Buyers seeking affordability, space, and quality of life have fueled housing activity — directly supporting local retail and restaurant spending.



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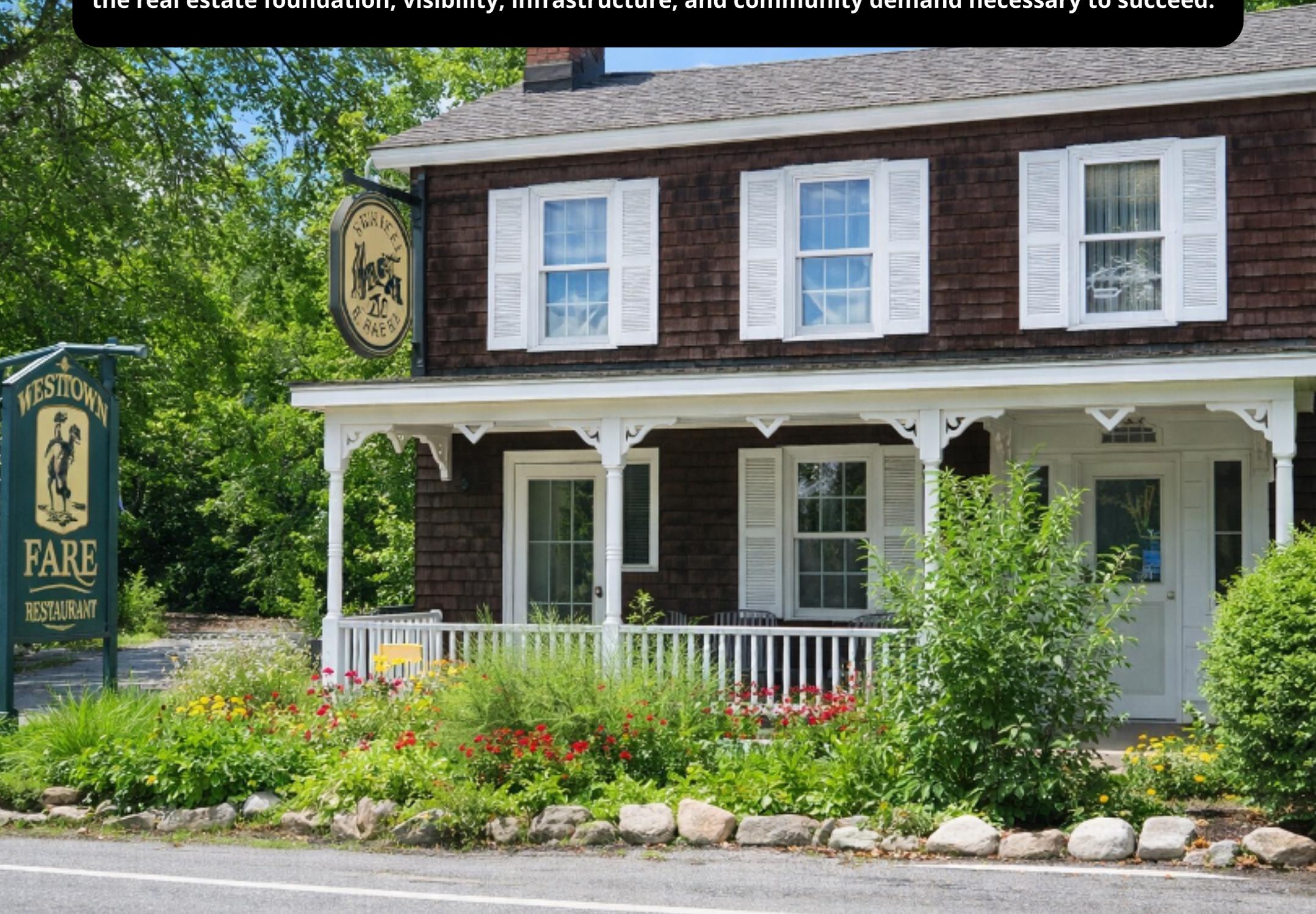
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A photograph of a dining room with a warm, rustic atmosphere. The room is lit with string lights hanging from the ceiling. In the foreground, a man and a woman are seated at a table, smiling and talking. They have plates of food and glasses of wine in front of them. In the background, other diners are seated at tables, and a bar area is visible. The walls are decorated with shelves holding various items, and the overall lighting is soft and inviting.

***The property features:***

- Spacious dining room with inviting atmosphere.
- Full-service bar area.
- Fully equipped commercial kitchen.
- Storage and back-of-house support space.
- Two-story building (built 1850, character-rich structure).
- Dedicated on-site parking (8 spaces).
- 222 feet of direct frontage on Route 284.

**A rare opportunity to own a landmark hospitality property in the heart of Westtown. Whether continuing the legacy of Westtown Fare or launching a new culinary concept, 795 Route 284 provides the real estate foundation, visibility, infrastructure, and community demand necessary to succeed.**





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Offered at \$599,000, this prime turn-key restaurant opportunity includes the real property and represents an exceptional owner-user or investment acquisition in the heart of Westtown, New York. The 2,610 SF stand-alone retail building (approximately \$229.50 per square foot) sits on a 0.25-acre parcel with 222 feet of frontage along Route 284, providing outstanding visibility and consistent vehicular traffic. Home to Westtown Fare Restaurant & Bar, a well-established local dining destination, the property features a spacious dining room, full-service bar area, fully equipped commercial kitchen, storage space, air conditioning, and eight on-site parking spaces. The two-story structure, originally built in 1850, offers character and charm while supporting modern restaurant operations, making it ideal for continued hospitality use or repositioning to a new food and beverage concept, café, specialty retail operation, or mixed-use adaptation subject to local approvals under its NC – Neighborhood Commercial zoning designation.

Positioned within the broader growth trajectory of Orange County, the property benefits from continued population migration into the Hudson Valley, driven by buyers relocating from New York City and Northern New Jersey in search of affordability, space, and lifestyle amenities. Surrounding communities such as Warwick and the greater Minisink area have experienced steady residential development and reinvestment, fueling increased demand for quality dining and experiential retail. The Hudson Valley's sustained appeal as a destination for agritourism, wineries, outdoor recreation, and farm-to-table culinary experiences further strengthens the long-term positioning of this asset. With limited supply of free-standing restaurant buildings offering dedicated parking and strong road frontage, and with replacement costs for land acquisition, construction, and commercial kitchen build-out far exceeding the current asking price, 795 Route 284 presents a compelling opportunity to acquire a landmark hospitality property at an attractive basis and capitalize on the continued economic and demographic momentum of the region.

# Property Facts – 795 Route 284, Westtown, NY

**Sale Type:** Investment or Owner User

**Property Type:** Retail

**Subtype:** Restaurant

**Building Size:** 2,610 SF

**Price:** \$599,000

**Price Per SF:** Approximately \$229.50/SF

**Building Class:** C

**Year Built:** 1850

**Stories:** 2

**Lot Size:** 0.25 Acres

**Building FAR:** 0.24

**Zoning:** NC – Neighborhood Commercial / Retail / Mixed Use

**Parking:** 8 On-Site Spaces (3.07 per 1,000 SF)

**Frontage:** 222 Feet Along Route 284

**Tenancy:** Single Tenant

**Amenities:** Fully Built-Out Restaurant, Bar Area, Commercial Kitchen, Signage, Storage, Air Conditioning

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