



COMMERCIAL BUILDING

16 N CHESTNUT STREET, NEW PALTZ, NY 12561



EVENT SPACE - ART, CULTURE, SCIENCE *RESTAURANT / BAR*

ADDRESS: 16 N Chestnut Street
New Paltz, NY 12561

LOCATION: NYS Route 32 provides a scenic alternative to the Thruway, passing through smaller towns and rural areas

LOT SIZE: 0.17 Acres

BUILDING SIZE: Ground: 3,360 SF
Second Level: 3,200 SF
Total: 6,560 SF

NEARBY: SUNY New Paltz
7,489 Students & 350 Faculty
<http://www.newpaltz.edu/>

ZONING: B-2

ASKING PRICE: Lease: \$20 Per SF, NNN
New Asking Price: \$1,500,000
~~Previously Asking: \$1,975,000~~

PROPERTY OVERVIEW

The building at 16 N Chestnut Street in New Paltz, NY, has a rich history dating back to the 1860s. Originally serving as a community meeting place, its expansive upstairs space hosted meetings, live theater, lectures, and art exhibitions, while the downstairs area accommodated a restaurant and various retail uses. In the 1960s, it became home to Barnaby's Restaurant on the ground floor and a movie theater upstairs, much to the delight of New Paltz residents. Barnaby's was known for its cozy downstairs ambiance and a spacious upstairs area featuring high ceilings, beautiful windows, and historic woodwork. In recent years, the building was leased by Goodwill Church, which utilized the space for Sunday school and community rooms while preserving the original architectural features.

LOCATION OVERVIEW

New Paltz, NY, is a vibrant college town known for its blend of history, culture, and natural beauty, making it an excellent destination for tourism and marketing opportunities. Home to SUNY New Paltz, a highly regarded public university, the town attracts thousands of students, fostering a lively, youthful atmosphere that supports local businesses, arts, and entertainment. The Mohonk Preserve and Minnewaska State Park offer stunning hiking trails, rock climbing, and scenic views, drawing outdoor enthusiasts year-round. Historic Huguenot Street, one of the oldest preserved streets in the U.S., provides a unique cultural and educational experience. With a thriving arts scene, farm-to-table restaurants, and a strong emphasis on sustainability, New Paltz appeals to a diverse audience, from students and families to adventurers and history buffs. Its strategic location between New York City and Albany makes it a convenient getaway for urban dwellers seeking a charming, nature-filled retreat.

Matterport 3D Virtual Tour: <https://my.matterport.com/show/?m=p3TLQTKfTX>



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



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For more information:

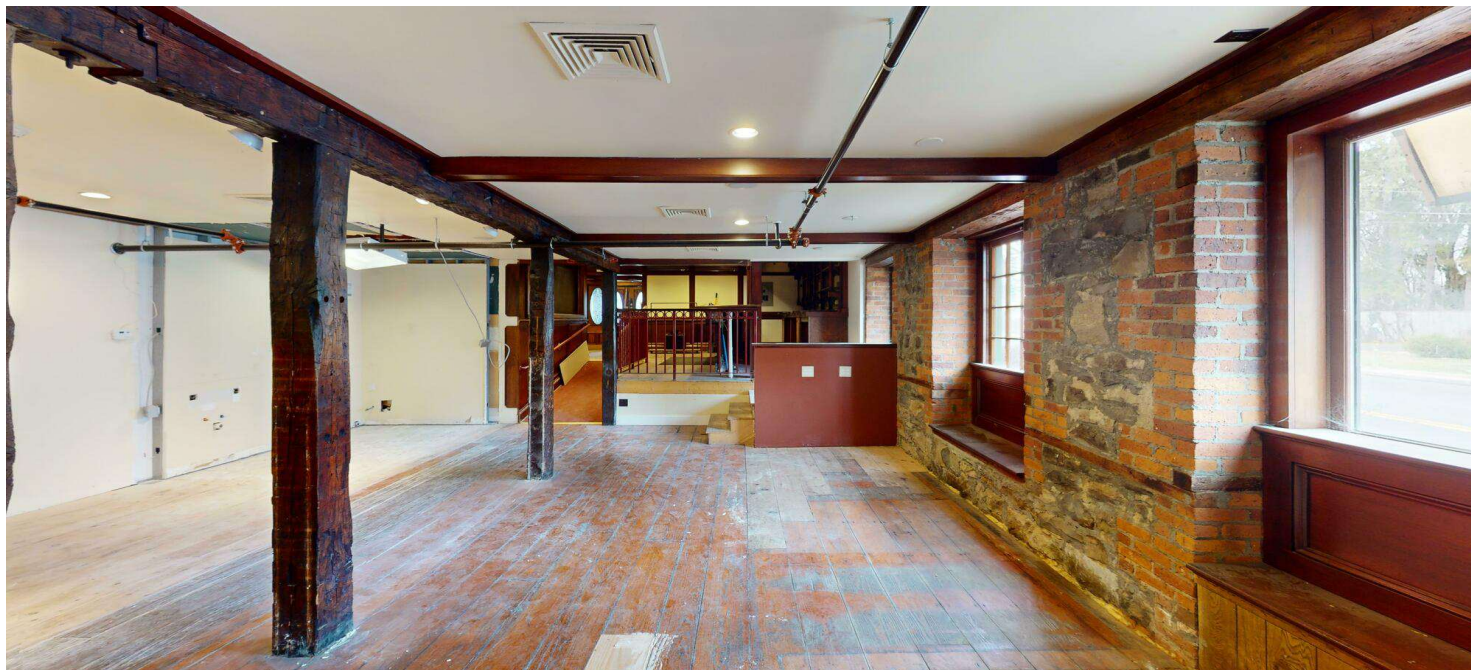
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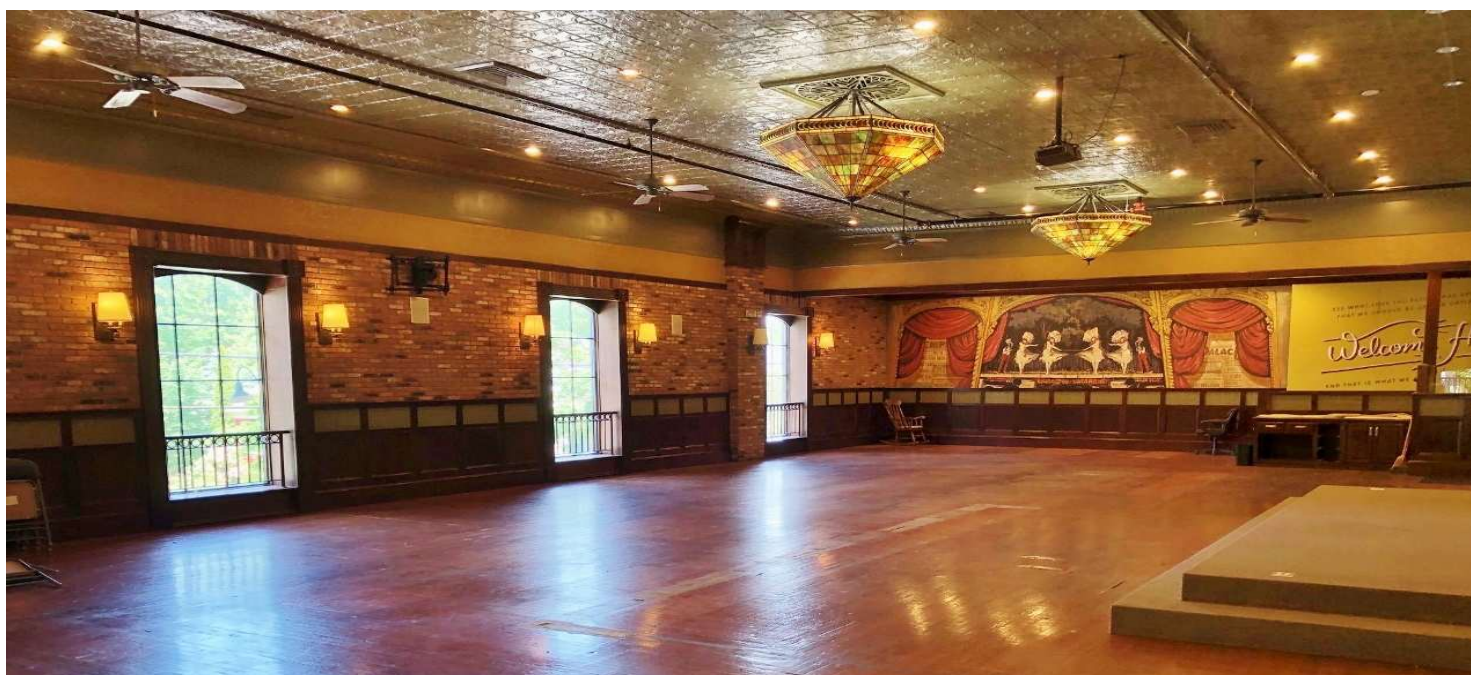
SPACE FOR ARTS & CRAFTS

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RESTAURANT, BAR, EATERY, EVENT SPACE



Ground Level



Second Level



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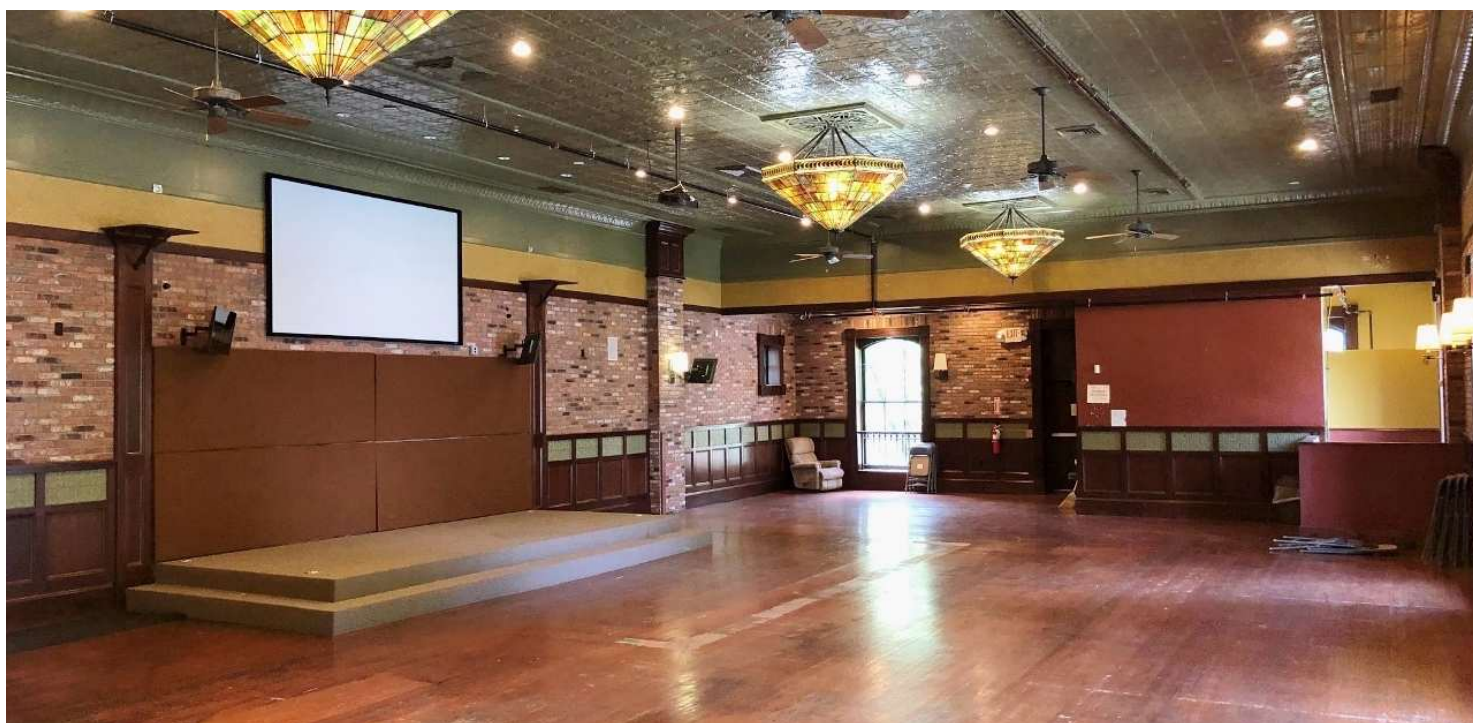
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VIBRANT VILLAGE OF NEW PALTZ

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[HTTPS://WWW.ILOVENY.COM/PLACES-TO-GO/HUDSON-VALLEY/SPOTLIGHT-NEW-PALTZ/](https://www.iloveny.com/places-to-go/HUDSON-VALLEY/SPOTLIGHT-NEW-PALTZ/)



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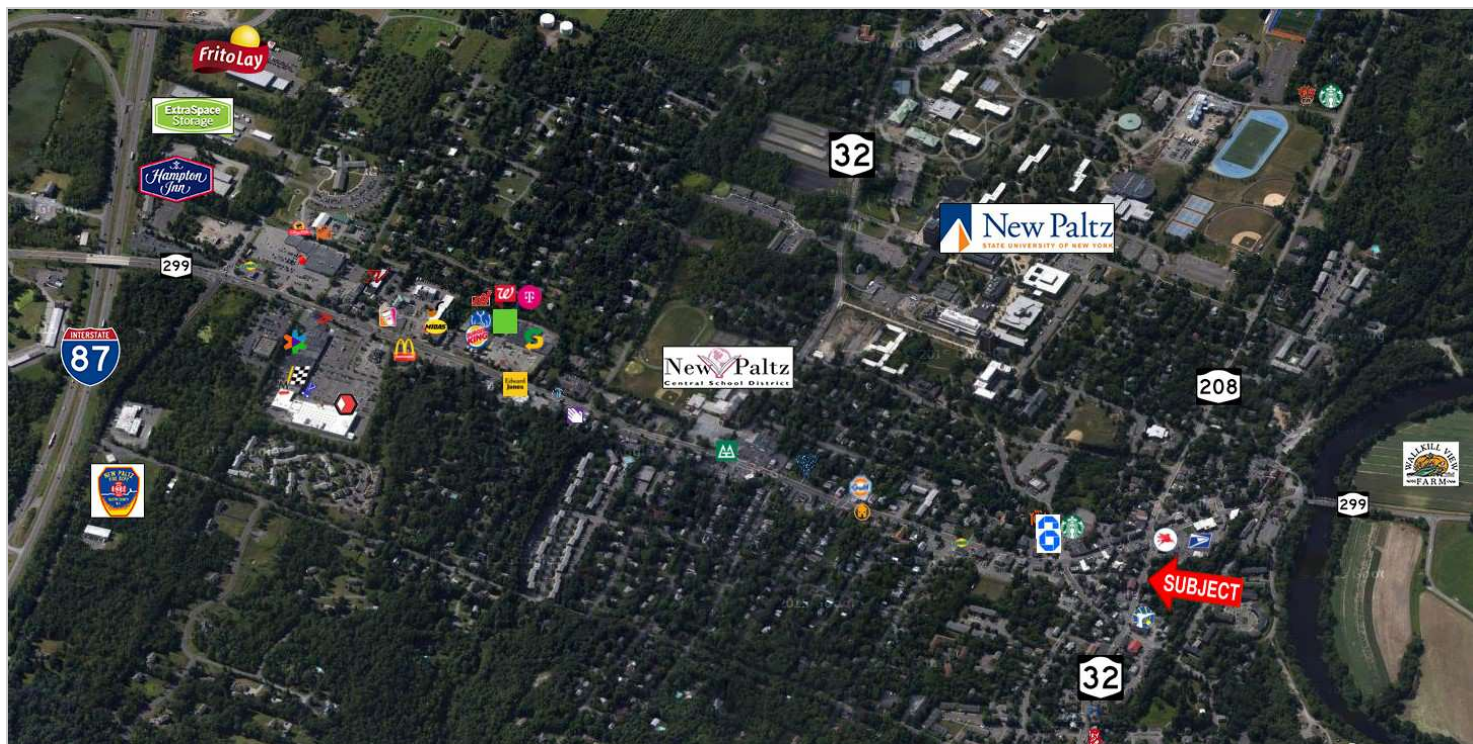
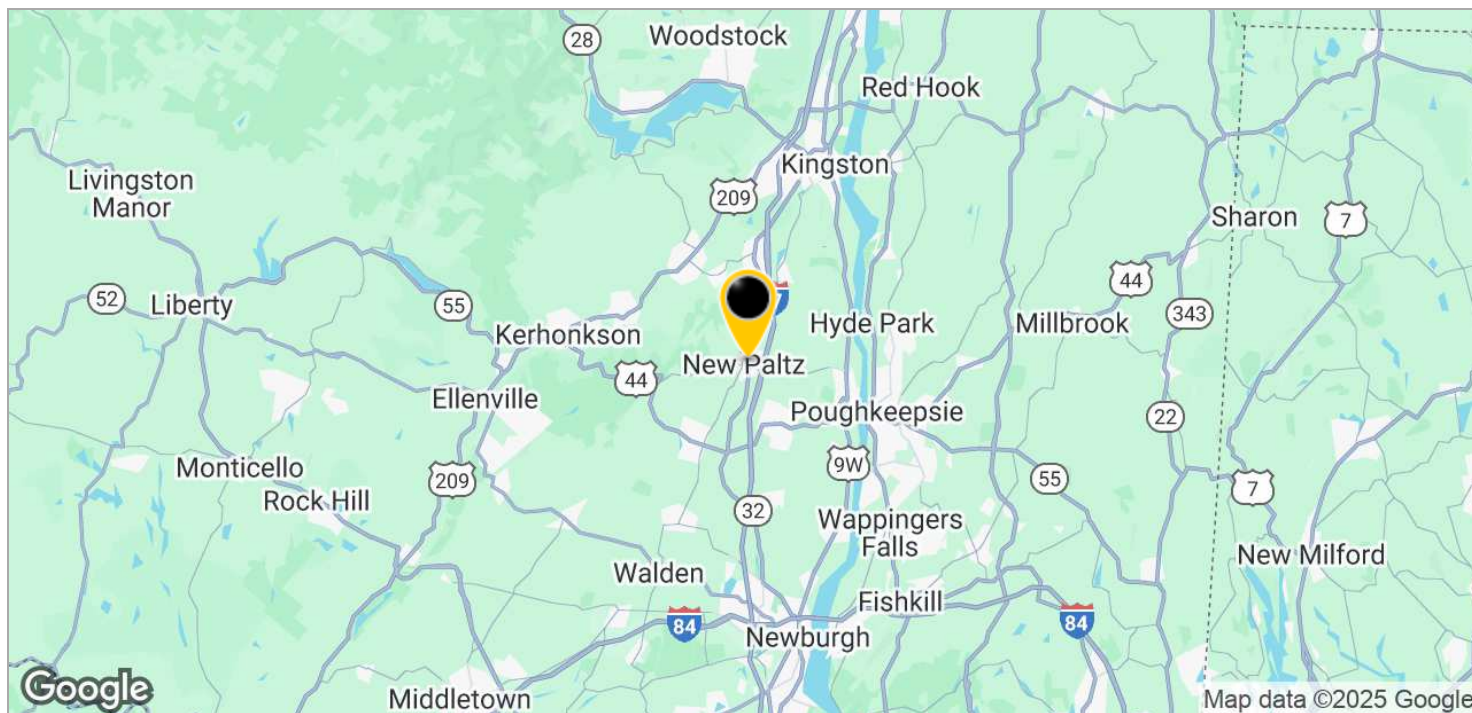
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**BUSY LOCATION; STUDENT LIFE & NIGHT LIFE
NEARBY STARBUCKS, MCGILLICUDDY'S, P&G'S, & MORE**

SUNY NEW PALTZ, (7,489 ± STUDENTS & 350+ FACULTY)



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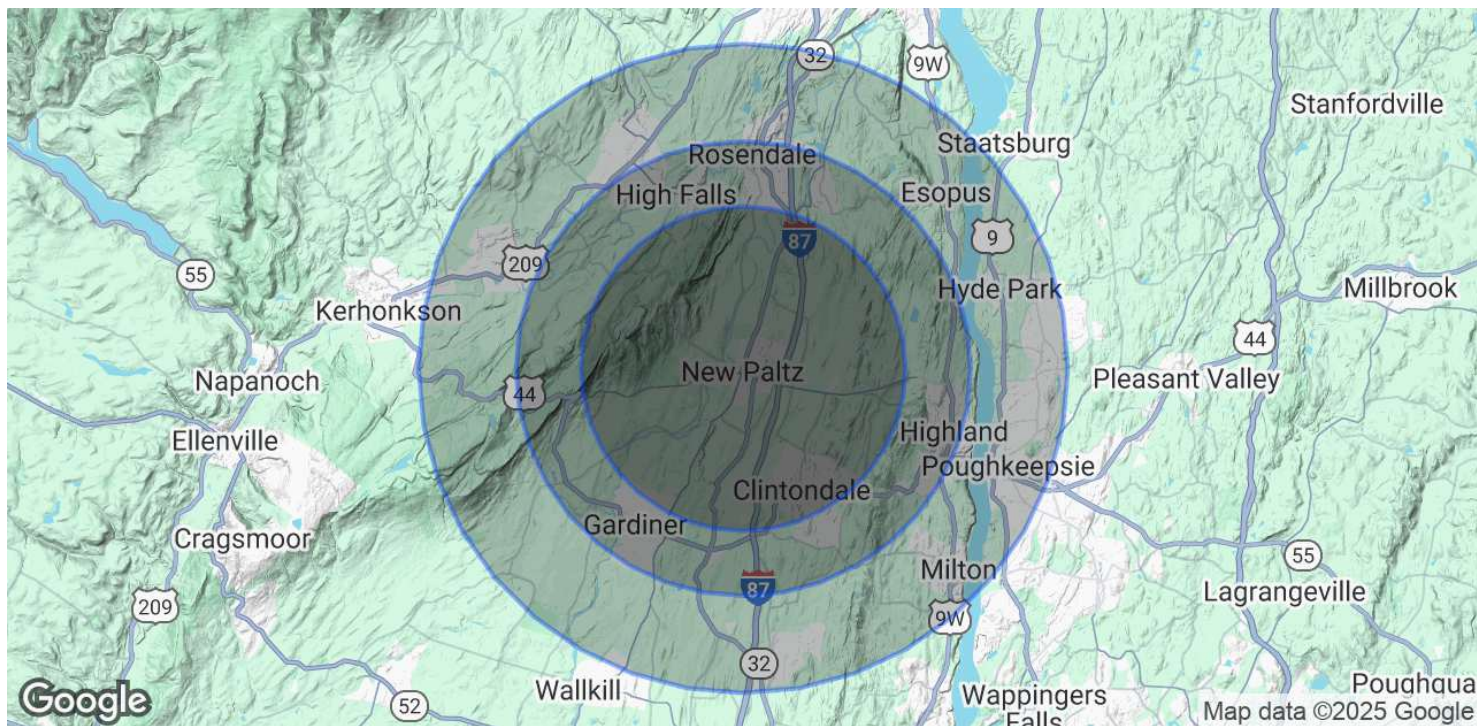
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLDS & INCOME

MID-HUDSON VALLEY REGION



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population	22,345	40,927	128,567
Average Age	41	43	41
Average Age (Male)	40	42	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households	8,147	15,674	49,453
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$119,721	\$120,175	\$108,877
Average House Value	\$477,352	\$453,986	\$370,796

Demographics data derived from AlphaMap



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