

Walter Finnerman, Director
Commercial Investment Div.
Berkshire Hathaway Hudson Valley Properties
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892 Main Street
Fishkill, NY 12524
O & C: (845) 705-0994

FOR SALE - INVESTMENT OPPORTUNITY

NEWLY RENOVATED MEXICAN RESTAURANT

RT. 9 & OLD RT. 9 (Sgt Palmateer Way)

Wappingers Falls Dutchess Co.

“ NEW 30 YEAR LEASE”
“ ESTABLISHED RESTAURANT GROUP”
“SITE HAS ALL UTIITIES”
“ PRIME LOCATION ON BUSY Rt. 9 ”

PRPERTY: Retail building previously occupied by the Odyessy Diner but now being renovated by the Casa Amigo Mexican Kitchen and Catina Group, a family owned multiple location restaurant.

Location: 1515-1525 Rt. 9 at the intersection of Old Rt. 9 (Sgt Palmateer Way), almost at the heart of the Village Of Wappingers Falls - Rt. 9 business district (Home Depot, McDonalds & Royalty Carpets, Wendy's)

Land Area: 1.2 acres (2 adjoining lots: one in the Town of Wappingers and one in the Village of Wappingers.

Building Size: 3,387 sq. ft. Tenant in process of renovating and expanding as per attached plans. Will increase main level by 664 sq. ft. for indoor dining. Upstairs expansion, on roof top, will have seasonal dining, and will match the lower level in size , 664 ft. Completion will on or before August 1st.



Seating: Current seating is 82 at tables, 12 at bar: 94 total. Upon expansion, inside seating will increase by 44, hence total will be 138 inside on main level, and 44 upstairs on roof top for outdoor, seasonal dining.

Road Frontage: Rt. 9: 415 ft.
Old Rt. 9: 104 ft.

Curb Cuts: 3 : Rt. 9: 2
Old Rt 9: 1

Utilities: Village water & sewer, natural gas

Parking: 60 parking spaces

Rental & Duration: Copy of lease with rental income is available upon request upon signing a confidentiality agreement /aka non disclosure agreement

Casa Amigos Mexican Kitchen other locations:

- a) Original Location: 1516 Rt. 55 & Rt. 82 in LaGrangeville, NY
- b) Just opened: 6508 Rt. 209 , Kerhonkson, NY
(Ulster co, between New Paltz & Kingston)
- c) Coming this Fall: 1515 Rt. 9, Wappingers Falls, NY)

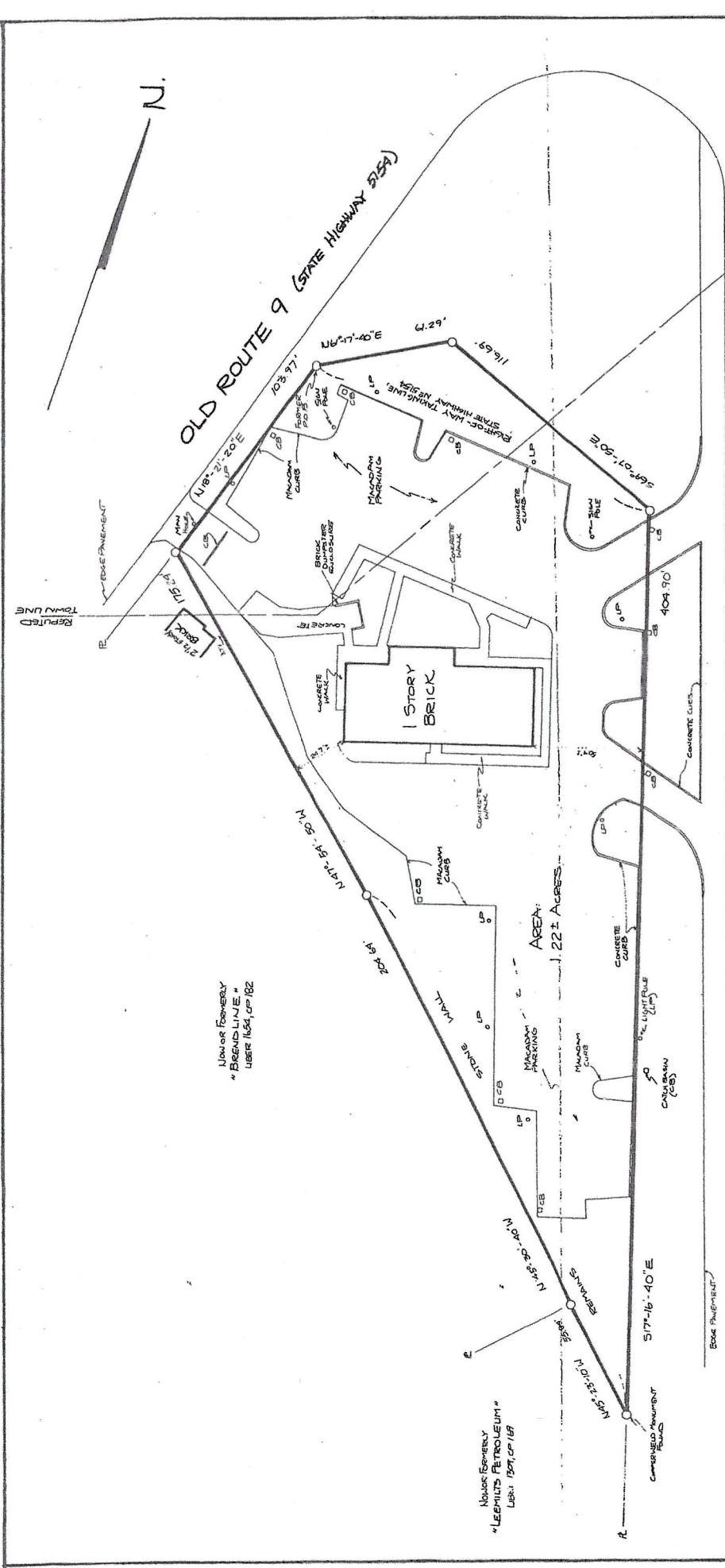
Restaurant Web Site; Casa Amigos Mexican Restaurant.com

Wappingers Offering Price: \$1,795,000

More info/

Inspection: Call Walt at Berkshire Hathaway
845 705 0994
wfinnerman@bhhshudsonvalley.com





ROUTE 9
(RECONSTRUCTED)

MAP OF SURVEY
PREPARED FOR

CRIMSVAL REALTY CO.

VILLAGE OF WAPPINGERS FRAUS / TOWN OF WAPPINGER DUTCHESS COUNTY, N.Y.

DATE: OCTOBER 28, 1987
REVISION: JULY 24, 1988

SCALE: 1" = 30 FEET

IT IS HEREBY CERTIFIED THAT THIS SURVEY HAS BEEN PREPARED FOLLOWING ACCEPTED PROFESSIONAL STANDARDS FOR TITLE SURVEYS CERTIFIED TO:

- LAWYERS TIME INSURANCE CORPORATION (TITLE NO. DAN 946)
- EVERETT BANK, ITS SUCCESSORS AND ASSIGNS
- CRIMSVAL REALTY CO.

PREPARED BY:
J. WILLIAM KOMBAR, L.L.S.
2 1/2 SOUTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601
(914) 485-2626



General Notes

UNAUTHORIZED ALTERATIONS OR ADDITIONS
 TO THIS PLAN ARE PROHIBITED BY NYS EDUCATION LAW.

| No. | Revision/Issue | Date |
|-----|--|----------|
| 5 | PHASING PLAN | 1/19/22 |
| 4 | FRONT SIGN DETAIL ADDED TO JEROME STREET | 10/29/21 |
| 3 | TOWN PLANNER COMMENTS | 10/29/21 |
| 2 | TOWN ENGINEER COMMENTS | 8/12/21 |
| 1 | TOWN PLANNER COMMENTS | 8/13/21 |

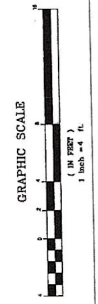
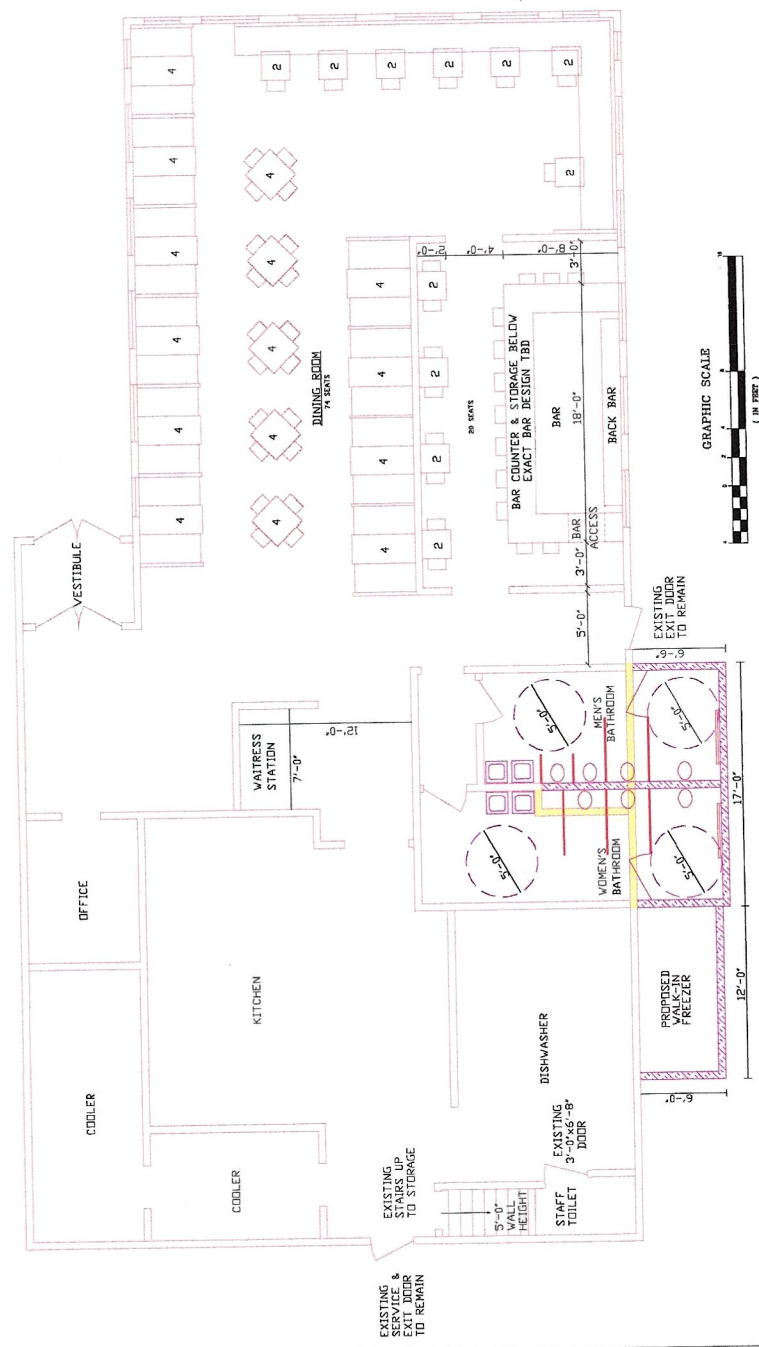
JEFFREY A. ECONOMI, P.E.
 CONSULTING ENGINEER
 48 LOGANBERRY COURT
 HOPEWELL JUNCTION, N.Y. 12533
 PHONE: (845) 554-8442
 EMAIL: jeconom@optonline.net

PROPOSED FLOOR PLAN
 for
 PHASE 1
 CASA AMIGOS 2 RESTAURANT
 1515 NYS ROUTE 9
 WAPPINGER, NY 12590
 TOWN OF WAPPINGER, DUTCHESS COUNTY

| | |
|---------|--------------------------|
| Project | CASA AMIGOS 2 RESTAURANT |
| Site | 1515 NYS ROUTE 9 |
| Date | 08/12/25 |
| Scale | AS NOTED |
| Sheet | PR_FP_1 |
| Phase | PHASE 1 |

PROPOSED FLOOR PLAN
 (PHASE 1)

82 SEATS
 12 SEATS
 94 SEATS
 EXISTING DINING SEATING
 EXISTING BAR SEATING
 TOTAL SEATING



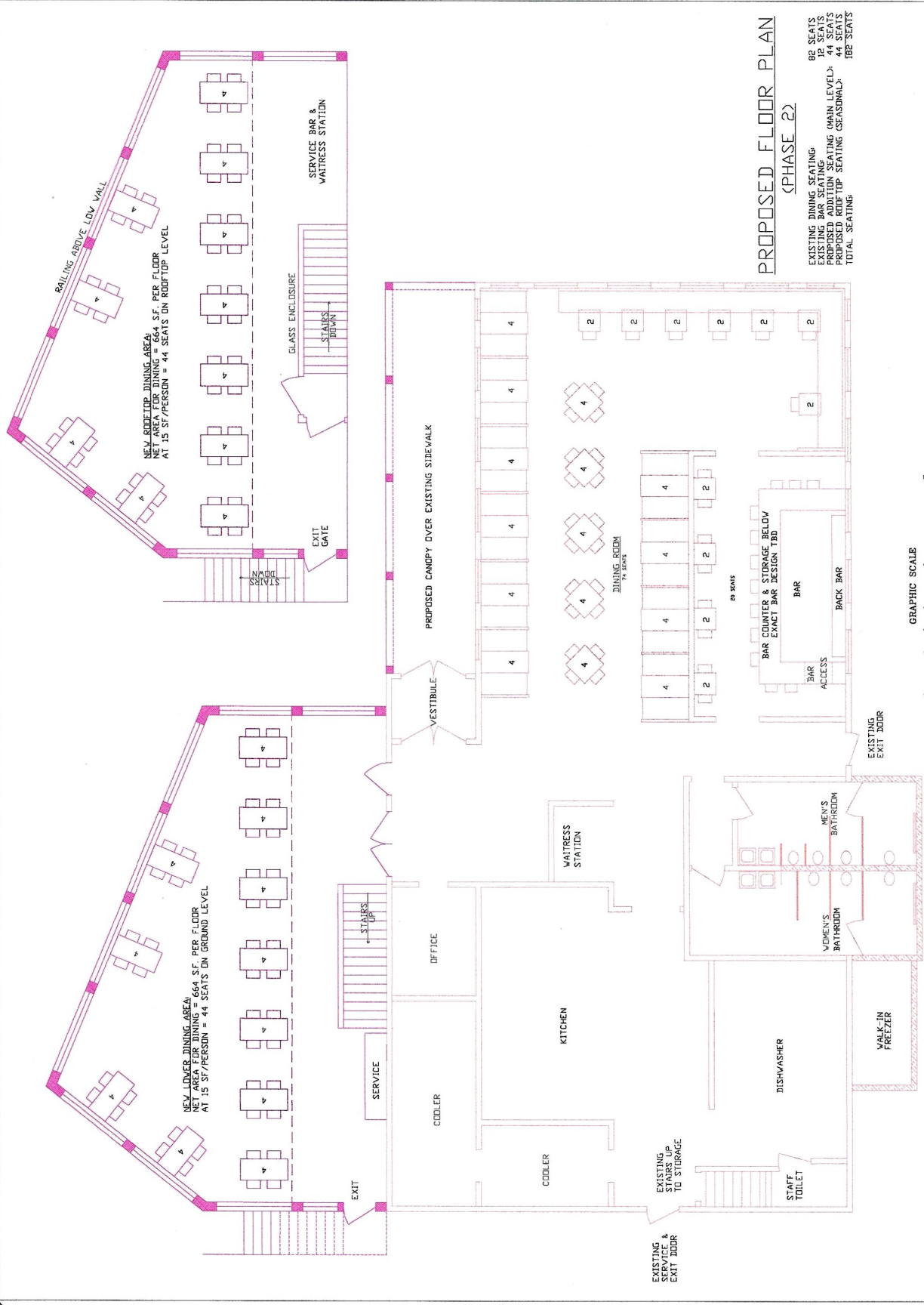
General Notes
 UNAUTHORIZED ALTERATIONS OR ADDITIONS
 SECTION 7200023 OF NYS EDUCATION LAW

| No. | Revisory/Issue | Date |
|-----|-------------------------|----------|
| 5 | PHASING PLAN | 1/19/22 |
| 4 | FRONT SEAT DESIGN ADDED | 10/29/21 |
| 3 | TOWN PLANNER COMMENTS | 10/29/21 |
| 2 | TOWN ENGINEER COMMENTS | 8/12/21 |
| 1 | TOWN PLANNER COMMENTS | 8/12/21 |

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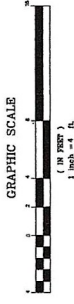
PROPOSED FLOOR PLAN
 for
 PHASE 2
 CASA AMIGOS 2 RESTAURANT
 1515 NYS ROUTE 9
 WAPPINGER, NY 12590
 TOWN OF WAPPINGER, DUTCHESS COUNTY

Project: 20210125-1) CASA AMIGOS 2 RPT - Resto
 Date: 06/12/25
 Drawn: PR_PP_2
 Scale: AS NOTED
 PHASE 2



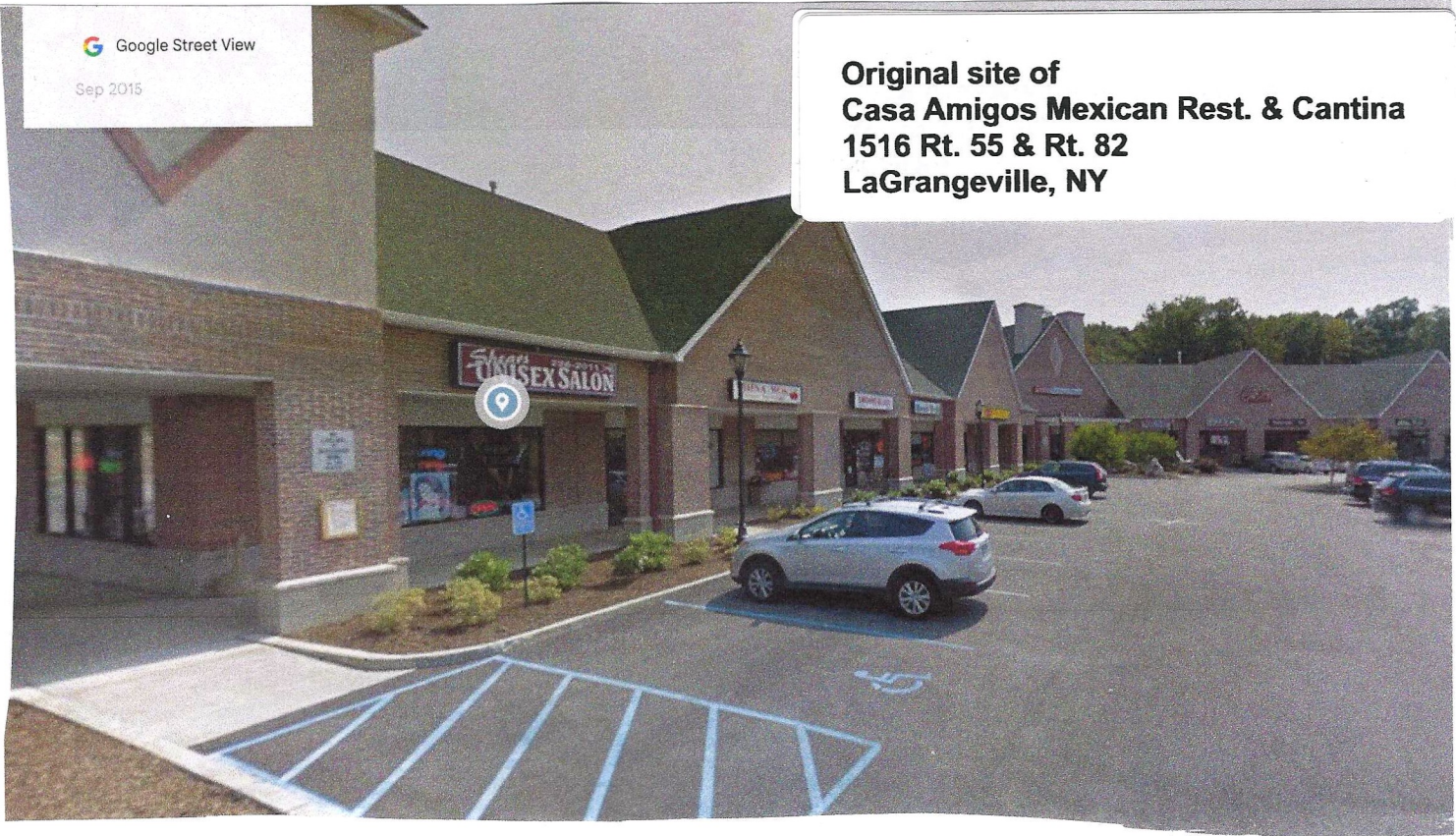
PROPOSED FLOOR PLAN
 (PHASE 2)

EXISTING DINING SEATING 82 SEATS
 EXISTING BAR SEATING 12 SEATS
 PROPOSED ADDITION SEATING (MAIN LEVEL) 44 SEATS
 PROPOSED ROOFTOP SEATING (SEASONAL) 44 SEATS
 TOTAL SEATING 182 SEATS



Google Street View

Sep 2015



**Original site of
Casa Amigos Mexican Rest. & Cantina
1516 Rt. 55 & Rt. 82
LaGrangeville, NY**

**New site of
Casa Amigos Mexican Rest. & Cantina
6508 Rt. 209
Kerhonkson, NY
Ulster Co (between New Paltz & Kingston)**

