



**NEW PALTZ**  
53 Main St #57, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$1,495,000**

Two commercial spaces, restaurant and retail sales on first floor. Two 4 bedroom apartment on second floor. Restaurant (Zaytune Cafe) has very good reviews for Mediterranean food. Heady Teddy is a successful gift shop in operation well over 10 years. Zaytune has 5 year lease (6/21 to 5/26) w/renewal option of additional 5 year extension. Zaytune pays \$4,055. Heady Teddy pays \$3,895. Tenants on second floor pay \$3,055 and \$3,180. All utilities are paid by tenants.

**MLS ID:** 20240003

**Status Category:** Active

**Zone:** B2

**Year built:** 1890

**Date added:** Added 11 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 4864 sq ft

**Acreage:** 0.11

**Age:** 100-200

## EXTERIOR FEATURES

**Lot Dimensions:** 43 X 58

## LOCATION DETAILS

**Area/Town:** New Paltz

**County:** Ulster County

**School District:** New Paltz Central

**Directions:** Main Street North Side Between Chestnut And Church

## LISTED BY

**Office Name:** Reading Realty

**Agent Last Name:** Gabrielli

**Agent First Name:** Robert



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

