



Hudson Valley - Catskill Region MLS



**NEW PALTZ**  
46 Main St, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$700,000**

Rare opportunity to own a Main Street restaurant building in the heart of New Paltz. Former site of A Tavola restaurant, the sale includes the building and all equipment, furniture, and fixtures. Amazing two-story skylight glass creates a beautiful sunlit dining environment, with seating on both the ground floor and in the dining loft above. A second entrance along South Chestnut Street lends a cool speakeasy vibe to the tavern area at the rear of the restaurant. Ground floor kitchen + full basement prep area. Seating for approximately 90 people. Five new mini-split heating/cooling units were recently installed, along with new windows on the second floor. Reasonably priced at \$700,000, this is your chance to get in on the thriving New Paltz scene.

**MLS ID:** 20240598

**Status Category:** Active

**Zone:** B2

**Year built:** 1967

**Basement:** Full

**Listing Category:** Commercial/industrial

**Area, sq ft:** 2613 sq ft

**Acreage:** 0.04

**Age:** 41-60

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Flooring:** Hardwood

**Cooling/Air Conditioning:** Ductless Split Ac Units

## UTILITIES

**Heat Source:** Forced Air, Ductless Mini Split Sys

**Water:** Municipal

**Heating Fuel:** Electric, Oil

**Sewer:** Municipal

## EXTERIOR FEATURES

**Lot Dimensions:** 0.04 Acres

## LOCATION DETAILS

**Area/Town:** New Paltz

**County:** Ulster County

**School District:** New Paltz Central

**Directions:** Main Street New Paltz. Former A Tavola Restaurant. Across Main Street From The Post Office, Next Door To Rock & Snow.

**LISTED BY**

**Office Name:** New Paltz Properties

**Agent Last Name:** Eyer

**Agent First Name:** Matthew



**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

