

NEW PALTZ

46 Main St, New Paltz, NY 12561

\$700,000

https://gristmillrealestate.com

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 **Listing Category:** Commercial/industrial

Status Category: Active Area, sq ft: 2613 sq ft

Zone: B2 Acreage: 0.04 Year built: 1967 Age: 41-60

Basement: Full Date added: Added 1 year ago

INTERIOR FEATURES

Flooring: Hardwood Cooling/Air Conditioning: Ductless Split Ac Units

UTILITIES

Heat Source: Forced Air, Ductless Mini Split Sys Heating Fuel: Electric, Oil

Water: Municipal Sewer: Municipal

EXTERIOR FEATURES

Lot Dimensions: 0.04 Acres

LOCATION DETAILS

County: Ulster County

Area/Town: New Paltz 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: Eyler

Agent First Name: Matthew





Phone:

Address:

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

gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

