



GREENE
7 Main St, Catskill, NY 12414

\$1,875,000

<https://gristmillrealestate.com>

Welcome to Port of Call, a premier waterfront restaurant nestled in the heart of Catskill, boasting unparalleled Hudson River views and access with 6,504 square feet of meticulously renovated space. This iconic establishment offers a unique blend of indoor and outdoor dining experiences, including a spacious outdoor patio, clam bar, a glass-enclosed dining area with a full indoor-outdoor bar, and a rooftop deck with its own bar panoramic views. With indoor seating for 100+/- guests and outdoor seating for 100+/-, Port of Call is primed for hosting a variety of events, from intimate gatherings to large celebrations. Ample parking for 50+ vehicles, along with nearby street parking, ensures easy access for patrons. The large interlocking dock system provides a welcoming space for boaters and presents an opportunity for expansion into a marina for additional revenue streams. Adjacent to a town park and a bustling banquet facility, this location offers the potential for exclusive catering partnerships, tapping into a wealth of events in the area. A new main kitchen installed in 2018, coupled with a secondary small kitchen in a detached building, provides versatility for culinary offerings, including on-the-go takeout and dessert options. Don't miss this chance to own a one-of-a-kind dining destination in the Hudson Valley. Experience the allure of Port of Call and unlock the full potential of this exceptional property. Financials are to be provided after an initial showing. The property features a two-bedroom apartment above the main restaurant area, offering convenience to an owner-occupant, Staff, or simply additional income. There are also offices in the front of the building which are currently owner occupied. The thriving Village of Catskill is located just off NYS Thruway Exit 21, about 30 minutes South of Albany and about the same to all major ski and many recreational areas, also across the Hudson River from the Train Station and the Bustling Village of Hudson. Please note* the business is available at \$395,000 with a lease at 10k per month NNN.

MLS ID: 20240830

Status Category: Active

Zone: 09-wd-.17res

Year built: 2005

Basement: Slab

Ceiling Height: 10'

Commercial Features: Display Window, Fire Alarm, Handicap Facility, Kitchen Facilities, Patio/decks, Private Restrooms, Public Bathrooms, Security Light(s), Security System, Signs Owned, Smoke Detectors, Storage Area

Date added: Added 6 months ago

Listing Category: Commercial/industrial

Area, sq ft: 6504 sq ft

Acreage: 0.67

Age: 11-20

Other Rooms: Office, Other/see Remarks

Business Name: Catskill Point Restaurant

Virtual Tour:

https://winmorrisonrealty-my.sharepoint.com/:v/p/cece/EUDNC38eDF5MiuGKv_SDjGsBSTWfsiSjvsgFVNhibVRZ6g?referrer=Outlook.Web&referrerScenario=email-linkwithembed

INTERIOR FEATURES

Flooring: Ceramic, Concrete, Other/see Remarks

Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Forced Air

Heating Fuel: Natural Gas

Hot Water: Gas

Water: Municipal

Electricity: 200 Amps

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Off Street, Parking Spaces 20+

Other Buildings: Cabana, Shed

Road Frontage: City Street, State Road, Dead End, Paved

Lot Dimensions: .67

Lot Features: Landscaped, Level, Parking Lot, Other/see Remarks

Additional Exterior Features: Partially Fenced, Living Space Available

Lot/Site: Hamlet/village

LOCATION DETAILS

Area/Town: Greene

County: Greene County

School District: Catskill School District

Directions: From The Village Take Main St To The End (Hudson River)

LISTED BY

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