

# **\$2,000,000 - 59 Main Street, New Paltz**

MLS® #20223738

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## **\$2,000,000**

Bedroom, Bathroom, 3,360 sqft  
Commercial on 0 Acres

N/A, New Paltz, NY

Opportunity to own the best mixed-use building and restaurant in New Paltz! The sale includes the building, the Main Street Bistro business, all restaurant equipment, and two upstairs apartments. Very attractive owner financing available to qualified buyers: 25% down payment, 20-year fixed-rate loan, 5% interest rate! With this financing, you can own and operate the building at a similar cost to renting Main Street restaurant space, with all the benefits of long-term ownership. Established in 1993, the Main Street Bistro is one of the most beloved and successful restaurants in the thriving Village of New Paltz. Unbeatable corner location in the heart of the historic dining and shopping district of this charming college town. The Bistro has a large and loyal customer base of SUNY New Paltz students, local residents, and the thousands of tourists that flock to New Paltz each week. New ownership can grow revenues significantly by expanding the catering business and opening for dinner service. Continue the current turn-key operation, or make it your own! Operating expenses and taxes are offset by the two apartments upstairs, including a recently renovated 2BR (rents for \$1,500, should be \$2,000+) and an adjacent one bedroom unit (rents for \$950/mo, should be \$1,350+). Tenants pay heat, hot water, and electricity. The property includes 3 metered off-street parking space maintained by the Village of New Paltz, plus ample loading space at the rear of the building where owner



parks car. New high-efficiency mini-split heating/cooling system in Bistro. Full basement is used for restaurant storage and prep, and is not included in the square footage. Absolutely unique opportunity to acquire one of the most iconic and attractive pieces of real estate in New Paltz.

Built in 1888

### **Essential Information**

MLS® #	20223738
Price	\$2,000,000
Square Footage	3,360
Acres	0.14
Year Built	1888
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address	59 Main Street
Area	NEW PALTZ
Subdivision	N/A
City	New Paltz
County	Ulster County
State	NY
Zip Code	12561

### **Amenities**

Parking	OFF STREET
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### **Interior**

Heating	DUCTLESS MINI SPLIT SYS
Cooling	DUCTLESS SPLIT AC UNITS
Has Basement	Yes
Basement	FULL

### **Exterior**

Lot Description      CORNER LOT

**School Information**

District                NEW PALTZ

**Additional Information**

Date Listed            December 5th, 2022

Days on Market      496

Zoning                 B2