

108 MAIN STREET, NYACK, NY

TURNKEY RESTAURANT & BAR BUSINESS OPPORTUNITY

Fully Equipped Restaurant | 99-Person Occupancy | $\pm 40'$ Bar | Outdoor Dining | Full Liquor License



PRICE: \$399,000
Reduced from ~~\$550,000~~



The Agency Commercial Division is pleased to present an exceptional opportunity to acquire a fully operational, turnkey restaurant and bar at 108 Main Street in the heart of Downtown Nyack, New York. Positioned directly along Main Street within one of the Hudson Valley's most active dining, entertainment and nightlife districts, the restaurant benefits from excellent visibility, strong pedestrian activity and immediate proximity to restaurants, cafés, boutiques, galleries, entertainment venues and the Hudson River waterfront.

The business currently operates as an upscale French restaurant and generates approximately \$850,000 in annual gross sales. A new operator has the opportunity to continue the existing concept or introduce an entirely new restaurant, bar/lounge or hospitality concept utilizing an established and extensively equipped space.



The premises feature a 99-person indoor occupancy, seasonal outdoor seating for approximately 18–22 guests, an impressive ±40-foot bar with three service stations, a private party/banquet area, management office and a substantial commercial kitchen infrastructure.



The ±40-foot bar serves as a major focal point and incorporates three bartender workstations with multiple refrigeration areas and beverage equipment. Its scale allows the business to function as both a traditional restaurant and a meaningful bar/nightlife operation.



For an experienced operator seeking to avoid the time, cost and uncertainty associated with building a restaurant from the ground up, 108 Main Street offers the ability to acquire an established operation in one of Rockland County's most recognizable restaurant destinations.



Prime Downtown Nyack Location

Situated directly on Main Street in the center of Nyack's established restaurant and entertainment district, offering strong pedestrian visibility and convenient access to the surrounding residential and daytime population.



Business & Lease Overview

<u>Item</u>	<u>Details</u>
Asking Price	\$399,000
Previous Asking Price	\$550,000
Restaurant Size	±2,800 SF*
Indoor Occupancy	99 persons
Outdoor Seating	±18-22 seats
Annual Gross Sales	±\$850,000
Monthly Rent	\$8,400 all-in
Base Rent	±\$5,300/month
Taxes / Additional Rent	±\$3,100/month
Remaining Initial Term	±6 years
Renewal Option	(1) 5-year option
Security Deposit	2 months
Parking	2+ dedicated spaces
Main Street Frontage	±23 feet
Current Concept	Upscale French cuisine
Liquor	Full liquor license
Accessibility	Step-free entrance / ADA
HVAC	Five split units
Security	Camera system

Ideal Buyer Profile

108 Main Street should appeal to an experienced restaurateur seeking a second location, a chef/operator ready to establish an independent concept, a regional restaurant group entering Rockland County, or an entrepreneur seeking to acquire an operating business with substantial restaurant infrastructure already in place. The combination of an established downtown location, extensive equipment package, liquor component, outdoor dining, private-event capacity and long-term lease structure makes the opportunity particularly compelling for an operator who recognizes the cost and time advantages of acquiring an existing restaurant rather than developing one from scratch.

Demographic Profile

The surrounding demographics provide a strong consumer base for a restaurant, bar or hospitality operator.

<u>Demographic</u>	<u>1 Mile</u>	<u>3 Miles</u>
Population	11,582	34,085
Households	5,175	13,151
Median Age	43.6	43.7
Median HH Inc.	\$119,072	\$123,409
Day Employees	7,461	20,038
Pop Growth	2025	2030
	2.44%	2.88%
HH Growth	2.43%	2.90%



An incoming operator is acquiring more than furniture and kitchen equipment. The opportunity includes an established restaurant layout, commercial kitchen, ventilation, walk-in refrigeration, bar infrastructure, dining furniture, POS system, security system, HVAC improvements and private-event capabilities.



Multiple Concepts Could Work Here

Although currently operated as an upscale French restaurant, the infrastructure and layout provide flexibility for a wide variety of food-and-beverage concepts, including:

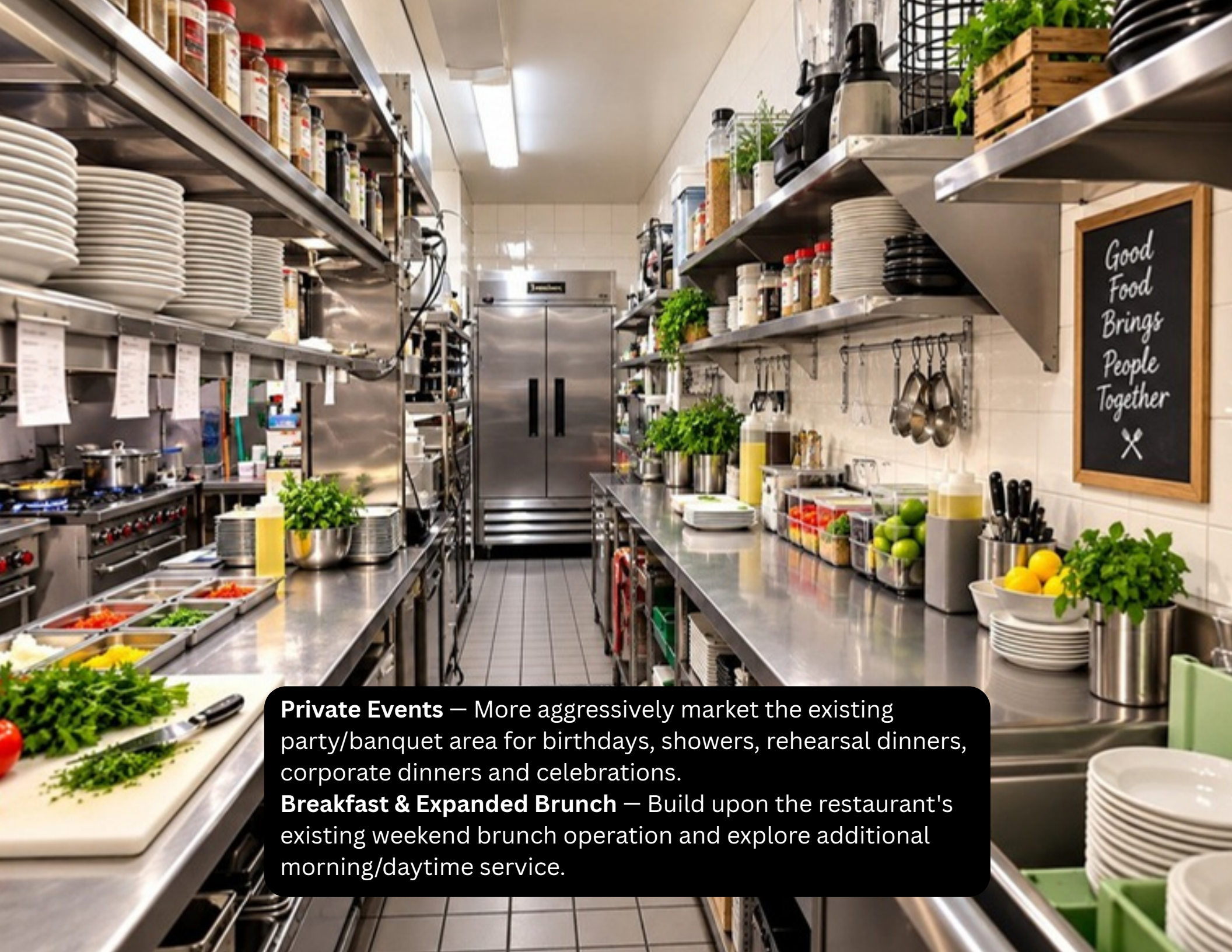
Modern American • Italian • Mediterranean • Steakhouse • Seafood • Upscale Mexican/Latin • Wine Bar • Gastropub • Cocktail Lounge • Brunch Concept • Chef-Driven Restaurant • Private Dining & Events



Potential Growth Opportunities

The existing operation provides several potential avenues through which an incoming owner could seek to expand revenue.

Catering & Corporate Accounts — Develop relationships with local businesses, organizations and residents for off-premise catering and recurring corporate business.



Private Events — More aggressively market the existing party/banquet area for birthdays, showers, rehearsal dinners, corporate dinners and celebrations.

Breakfast & Expanded Brunch — Build upon the restaurant's existing weekend brunch operation and explore additional morning/daytime service.



Delivery & Takeout — Expand digital ordering and delivery through third-party platforms and direct ordering.

Outdoor Dining — Optimize the approximately 18–22 outdoor seats to increase seasonal capacity and enhance Main Street visibility.



Programming & Experiences — Expand cooking classes, wine dinners, tasting events, chef events and other experiential programming.

Bar & Late-Night Revenue — Utilize the substantial ±40-foot bar and three service stations to further develop cocktail, wine, happy-hour and evening business.



Location & Connectivity

108 Main Street provides convenient access to the broader Lower Hudson Valley and New York metropolitan area.

Nyack is positioned near the New York State Thruway / I-87 and I-287 corridor, providing connectivity throughout Rockland County and across the Governor Mario M. Cuomo Bridge toward Westchester County.

NYACK

NEW YORK

VIBRANT. WALKABLE. WATERFRONT.

A PREMIER HUDSON RIVER DESTINATION
Unique mix of dining, retail, arts, and culture
just 25 miles from Manhattan.

KEY DISTANCES

	I-87 / NYS Thruway	8 minutes
	Tarrytown	12 minutes
	White Plains	20 minutes
	George Washington Bridge	25 minutes
	Manhattan	40 minutes



AREA HIGHLIGHTS

-  Award-Winning Restaurants & Cafés
-  Boutique Retail & Art Galleries
-  Waterfront Parks & Outdoor Recreation
-  Arts, Culture & Live Music
-  Metro-North to Manhattan (Nyack Station)
-  Easy Access to I-87 / NYS Thruway



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