



DRIVE-IN DINER & EATERY

90 OLD ROUTE 9W, PORT EWEN, NY 12466



MAJOR PRICE REDUCTION!

BREAKFAST | LUNCH | DINNER | DESSERT

ADDRESS: 90 Old Route 9W
Port Ewen, NY 12466
Kingston Historic Waterfront Area

INTERSECTION: Near 4-Way Signalized Intersection
Old Route 9W & U.S. Route 9W

ACREAGE: 1.30 ± Acres

BUILDING SIZE: 1,610 ± Sq. Ft.

UTILITIES: Municipal Water & Sewer
Gas & Electric

ZONING: GC, General Commercial

ASKING PRICE: *Seller Financing Available*
Business - \$295,000
Business & Property - \$695,000
[Previously Asking \$795,000]

PROPERTY HIGHLIGHTS

- Turnkey Operation
- 1950's Drive-In Ambiance
- Fresh Homemade Breakfast, Lunch, and Dinner
- 275 Feet of Frontage on Old U.S. Route 9W
- 25 On-Site Parking Spaces
- 46 Indoor Seats
- 13 to 14 Picnic Tables for Outdoor Seating
- Walk-Up Service Windows
- 2 Curb Cuts with Drive-Thru Potential

	3 MILES	5 MILES	7 MILES
Population	29,749	45,965	59,688
Number of Households	12,689	19,525	24,998
Average Household Income	\$67,183	\$72,787	\$76,469



CR Properties Group, LLC
295 Main Street
Poughkeepsie, NY 12601
www.crproperties.com



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

For more information:

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1950'S DRIVE-IN AMBIANCE

90 OLD ROUTE 9W, PORT EWEN, NY 12466

WELL-ESTABLISHED BUSINESS | TURNKEY OPERATION



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a well-established turnkey restaurant in Port Ewen, NY. The business operates as a 1950's drive-in style diner and ice cream parlor attracting a large customer following. Open year-round, 7 days a week, the eatery offers a wide variety of fresh, homemade meals for breakfast, lunch, and dinner. The freestanding building is approximately 1,610 +/- square feet with indoor booth and table seating for 46 customers, plus 13 to 14 picnic tables for outdoor seating. The extensive equipment and supplies inventory list is available upon request.

SITE OVERVIEW

The site is equipped with municipal water and sewer, gas, and electric. The building is furnished with central air, heat, two handicap accessible restrooms, and a security system. There are 25 on-site parking spaces, walk-up service windows, and two curb cuts for drive-thru potential.

LOCATION OVERVIEW

The property is conveniently located within walking distance to Kingston's Historic Waterfront District where there is a vibrant atmosphere for shopping, eateries, museums, boutiques, art galleries, antique shops, and events. The site is also in close proximity to a 4-way signalized intersection of U.S. Route 9W North and South providing access to Kingston and Saugerties or Esopus, West Park, New Paltz, Highland, and Poughkeepsie. Demand generators include The Hills Townhomes, Riverview Condominiums, Town of Esopus Library, Mid-Hudson Valley Federal Credit Union, and the Port Ewen Fire Department. The area is surrounded by retailers such as Dollar General, Scrub-A-Dub Car Wash, Port Ewen Laundromat, Stewart's Shops, and more.



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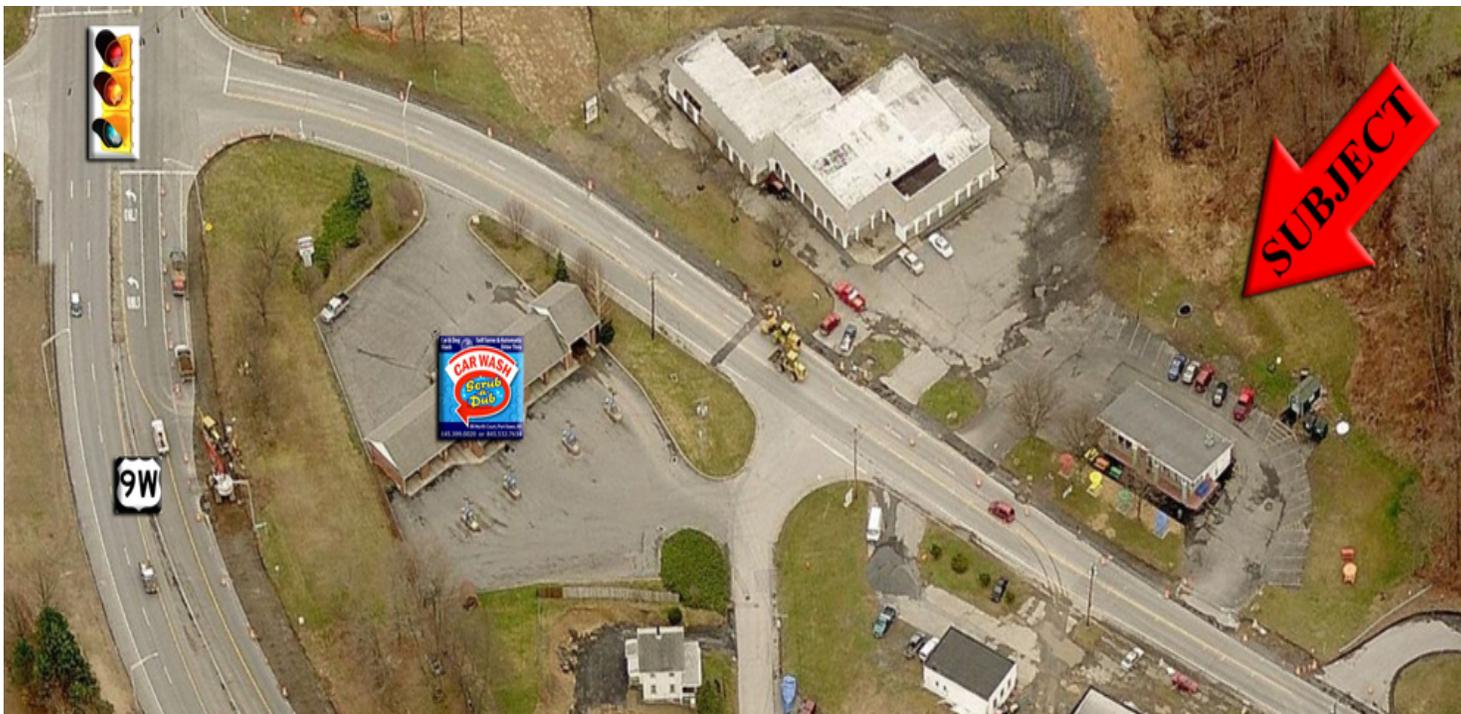
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DRIVE-THRU POTENTIAL

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2 CURB CUTS | NEAR 4-WAY SIGNALIZED INTERSECTION



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