

PREMIER RESTAURANT & HOSPITALITY LEASING OPPORTUNITY

474 Piermont Avenue | Piermont, New York

±670 SF | WATERFRONT VILLAGE CHARM | LONG-TERM LEASE



BUSINESS FOR SALE
\$400,000 TURNKEY BUSINESS

An exceptional opportunity to acquire a charming European-inspired café located at in the heart of historic Piermont, New York. Situated along the village's vibrant downtown corridor, this approximately 670-square-foot commercial space offers an inviting atmosphere for an incoming operator seeking to establish a boutique café, specialty dessert shop, patisserie, or similar hospitality concept.



The existing space features an established food preparation area, an inviting customer-facing environment, and an existing liquor license. The offering also includes access to three additional parking spaces through the Village of Piermont and one private parking space in the rear.





Located in one of Rockland County's most charming waterfront communities, the property benefits from its prominent downtown location, established restaurant and retail surroundings, and convenient access to municipal parking.

Offered at \$400,000 in key money, this opportunity provides an incoming operator with an existing commercial lease, an established hospitality setting, and the potential to extend the lease term.

BON VIVANT

Good Food
Good Company
Better Days



PROPERTY & BUSINESS HIGHLIGHTS

Property Details

Description

Key Money	\$400,000
Commercial Space	Approximately 670 SF
Existing Use	Café / Patisserie
Food Preparation	Dedicated food preparation area; no commercial kitchen
Liquor License	Existing license; scope & transferability subject to verification
Current Monthly Rent	\$3,200 ... Scheduled Monthly Rent (Feb. 2027) \$3,360
Remaining Lease Term	Approximately 19 months, per information provided
Lease Extension	Extension opportunity available
Additional Parking	3 spaces through the Village of Piermont
Private Parking	1 rear parking space
Real Estate Tax Contribution	No additional proportionate-share obligation reported

The existing layout provides a welcoming customer environment and a dedicated food preparation area suitable for café-style service, specialty beverages, pastries, desserts, and other menu offerings that do not require a full commercial kitchen.

The space does not include a commercial kitchen or cooking hood and is not being marketed as a high-volume restaurant, catering facility, or private event venue.

The property's manageable footprint offers an opportunity for an operator seeking to establish a focused hospitality concept in a highly desirable downtown location.

Potential concepts include a European-inspired café, specialty coffee shop, premium dessert destination, gelato shop, patisserie, or boutique wine and beverage concept, subject to applicable licensing and approvals.

THE HEART OF PIERMONT, NEW YORK

Nestled along the western bank of the Hudson River, Piermont is a picturesque waterfront village recognized for its historic charm, independent restaurants, boutique shopping, art galleries, and vibrant downtown atmosphere.

The village attracts local residents, regional visitors, cyclists, and destination diners seeking a distinctive dining and shopping experience outside the traditional urban environment.





Piermont Avenue serves as the village's principal commercial corridor, offering a walkable collection of restaurants, cafés, specialty retailers, and cultural attractions within close proximity to the Hudson River waterfront. 474 Piermont Avenue is positioned in the heart of this established downtown district, benefiting from its prominent commercial location and direct proximity to municipal parking. With a Walk Score of approximately 80, the property is situated within a highly walkable village environment surrounded by established dining, retail, and recreational destinations.

POTENTIAL BUSINESS CONCEPTS

The property's approximately 670-square-foot footprint, established café configuration, and downtown location make it suitable for a variety of boutique hospitality concepts.

European Café & Patisserie

A charming café offering premium coffee, artisanal pastries, specialty desserts, and European-inspired food and beverage selections.

Specialty Coffee & Dessert Shop

A boutique coffee and dessert destination featuring espresso beverages, baked goods, gelato, and specialty sweets.

Wine & Dessert Café

An intimate hospitality concept combining a curated beverage program with premium desserts, specialty coffee, and light food offerings, subject to applicable liquor licensing and permitted uses.

Boutique Grab-and-Go Café

A convenient downtown destination offering prepared foods, coffee, pastries, and specialty beverages for local residents, commuters, and visitors.

All proposed concepts must be compatible with the existing food preparation infrastructure.

A DISTINCTIVE DOWNTOWN CAFÉ OPPORTUNITY

Bon Vivant presents an opportunity for an incoming operator to establish a boutique café, patisserie, or specialty hospitality concept in one of Rockland County's most recognizable waterfront communities.

With approximately 670 square feet of commercial space, an established café configuration, a dedicated food preparation area, existing liquor licensing, and convenient parking arrangements, the offering provides a foundation for a focused food and beverage operation.

The \$400,000 key money offering, existing commercial lease, and potential extension create an opportunity for an entrepreneur or experienced hospitality operator seeking to establish a presence in Piermont's vibrant downtown dining community.

Inquire today for additional business information, lease details, and private showings.



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