

Scarsdale | New York

878 Scarsdale Avenue

BEST-IN-CLASS RESTAURANT ASSET POSITIONED FOR IMMEDIATE OPERATION



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BUSINESS FOR SALE: **\$650,000**

An exceptional and rare opportunity to acquire a recently renovated, Michelin-caliber restaurant in the heart of Scarsdale's premier dining corridor. With over \$1.8 million invested into a full-scale, high-end buildout completed in 2023, this turnkey space represents one of the most thoughtfully designed restaurant environments to come to market in years—particularly in a trade area where availability is extremely limited.



"Restaurant Opportunities Like This Rarely Hit the Scarsdale Market." - Bryan Lanza

Strategically positioned along Scarsdale Avenue, this location benefits from affluent, dense demographics and consistent foot traffic driven by a highly educated and high-income consumer base. The restaurant is surrounded by luxury residential neighborhoods, boutique retail, and commuter traffic from the nearby Metro-North station, making it a destination for both local patrons and regional diners.



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The space was meticulously built to accommodate an upscale dining concept, featuring seating for approximately 120 guests including a beautifully integrated outdoor patio and side seating area. The interior showcases an elegant open-concept layout with engineered white oak flooring, custom lighting, sound-dampening ceilings, and a striking curved zinc bar with 10 plush leather seats—creating a warm yet sophisticated atmosphere consistent with top-tier dining establishments.



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Scarsdale continues to rank among the most affluent communities in the New York metropolitan area, with average household incomes exceeding \$250,000 within a 1-mile radius and a strong culture of dining and hospitality. Opportunities to secure a fully built, high-end restaurant in this market—especially one designed to Michelin-level standards—are extraordinarily rare.



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Overview

- Rare opportunity to acquire a fully built, high-end restaurant in the heart of Scarsdale
- Over \$1.8M invested into a complete renovation (2023)
- Designed and operated as a Michelin-level dining concept
- Located in one of Westchester County's most affluent and supply-constrained markets
- Restaurant opportunities in this submarket are extremely limited

The kitchen infrastructure is equally impressive, designed for high-volume, professional execution with a massive 18-foot hood system, a newly installed 1 million BTU gas line, and an extensive lineup of premium commercial-grade equipment including a Rational combi oven, cooking line, refrigeration systems, and prep stations. The lower level features fully renovated walk-in refrigerator and freezer systems (2023), upgraded mechanicals, new drainage systems, grease traps, and code-compliant improvements throughout.

Additional features include a fully integrated bar program with draft systems and under bar refrigeration, a 350+ bottle dual-zone wine storage system, high-end coffee equipment, Sonos audio systems throughout, and full alarm and surveillance infrastructure.

The lease offers approximately 7.5 years of remaining term with a 10-year renewal option, providing long-term operational stability in one of Westchester County's most desirable and supply-constrained restaurant markets.

LOCATION



SCARSDALE
NY

NEW YORK
CITY



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