

FOR SALE

Beacon Mixed-Use • Signature Tenant

**246 MAIN STREET
Beacon, NY 12508**

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,600,000
BUILDING SIZE:	5,845 SF
RESTAURANT:	2,245 SF
WALK UP FLRS:	3,600 SF
LOT SIZE:	0.08 Acres
RENOVATED:	2024
ZONING:	CMS Central Main Street
MARKET:	Poughkeepsie-Newburgh, NY
SUBMARKET:	Beacon
APN:	130200-5954-28-877907-0000

PROPERTY OVERVIEW

This handsomely restored historic building in Beacon's mid-Main Street pairs a spectacular, fully renovated ground floor-restaurant venue and two walk-up floors, previously used as SROs. The restaurant, renowned for its stand-out food and welcoming vibe, comes with a long-term NNN lease from the seller who will continue to operate the restaurant. Above, the two floors offer a blank canvas for apartments, lodging, STRs, hotel-style micro-units, or other commercial multi-tenant/shared space concepts. The property's corner location delivers unmatched visibility and walkability to all points of interest, arts and culture, plus proximity to the Metro-North Station. An excellent opportunity to acquire a renovated, cash-flowing property with a proven culinary anchor and presenting redevelopment value on the floors above.

PROPERTY HIGHLIGHTS

- Central, highly visible, walkable location in Beacon's strong commercial corridor
- A long-term lease at \$15,500 per month NNN
- A historic building with clear capacity to be scaled into a high-performing asset

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LONG-TERM RESTAURANT TENANT



LYONSHARE PUBLIC HOUSE EST. 2024

Lyonshare had a robust launch and gained momentum within months of opening in October 2024. Awarded the #1 Best New Restaurant in the Hudson Valley by Chronogram in 2025, it earned top placement in the Readers' Choice Awards. The restaurant's successful take-off proves the building's redevelopment potential - tangible evidence of how this historic property can be transformed into a high-performing, revenue-generating asset. The renowned Dia Beacon and the Roundhouse Boutique Hotel & Event Venue anchor opposite ends of Beacon's economic corridor, with the subject property positioned centrally along the corridor.

The concept for Lyonshare was inspired by the traditional public houses of yore—the British taverns offering a warm meal and a pint to a weary traveler. The owner-managers envisioned a similar center of activity and a meeting spot for the town, as well as a destination for visitors, but with an elevated, city-like feel: The result is an elegant bistro-pub with a vibrant bar at its core, serving outstanding food in a high-energy setting. The location is walkable from the Beacon Train Station and patrons mention arriving via Metro-North and not needing a car for a day or weekend visit.

The establishment is managed by an experienced team with a long history of running restaurants in NYC, each with a stake in the business. The owners are seasoned investors, some with roots in the Hudson Valley, and are proud to be part of such an impressive operation from the early days. They also own the building and have indicated a willingness to accommodate buyer contingencies regarding the NNN lease if such contingencies are imperative or critical to the successful sale of the property.

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RESTAURANT PHOTOS



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KITCHEN AND REAR VIEW



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2ND AND 3RD FLOORS



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