



LAVISTA – A COMPLETELY REBUILT TURNKEY RESTAURANT OFFERED FOR SALE

*A rare opportunity to acquire both the prime
Real Estate & the thriving business in one transaction*

Welcome to LaVista in South Salem, NY—where a devastating tree fall has given way to an extraordinary rebirth. The completely new building rises on 2 acres of prime real estate, featuring all-new construction, 100+ car parking, and a welcoming space for up to 100 + guests, with a charming 2-bedroom residential apartment above.

PROPERTY OFFERING:

- Address- 355 Route 123, Smith Ridge Rd, South Salem NY 10590
- 2.1 acre Lot, 4,177 SQFT Dining area, 660 SQFT Basement
- On Site parking for 90+ Cars
- High visibility on route 123
- Fully fenced in garden space and front patio dining
- Custom integrated camera security system with web-based monitoring
- Renovation costs totaling Insurance payout PLUS 750K owner investment

COMPLETELY NEW STRUCTURE:

- The building will be completely rebuilt after a damaging tree had fallen
- Added space to original floorplan for party room
- All new construction from the ground up with new footings, walls, roof, electric, plumbing
- Completely new kitchen with all new appliances and Hood Ventilation
- HVAC/forced air heating system
- NEW ROOMS- Wine Cellar, Bar, VIP Room, Basement, 2nd Story Apartment

OCCUPANCY:

- 100 Person Max occupancy per BOH
- Main room can hold 70 +
- VIP room can hold 40 +
- New state of the art bar- 20 +
- Front Outdoor Patio – 30 +



KATONAH-BEDFORD OFFICE
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Real Estate that is JustinCredible

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