



FOR SALE: ESTABLISHED RESTAURANT & BAR

1571 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12590



FULLY OPERATIONAL TURN-KEY RESTAURANT & BAR

ADDRESS: Wappingers Falls, NY 12590

MENU: Appetizers
Soups
Quesadillas, Enchiladas, Burritos
Veggie Dishes, Salads
Chef Specialty Dinners, Combo Platters
& Homemade Sauces

BUSINESS & OPERATIONS: Lunch
Dinner
Delivery
Catering

COTENANTS: Smoothie King
Giacomo's Pizza Cafe
Essence Nail Spa

SALE PRICE: **New Asking Price: \$75,000**
~~Previously Asking: \$125,000~~



PROPERTY OVERVIEW

CR Properties Group is pleased to offer a Fully Established Turn-Key Restaurant & Bar For Sale located in Wappingers Falls, NY 12590. Their Business Operations offer Lunch, Dinner, Delivery, and Catering for parties and weddings.

Business Website: <https://mexicali-blue.com/>



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:
Thomas M. Cervone
845.485.3100
tom@crproperties.com



DINING ROOM & FULL BAR

1571 U.S. ROUTE 9, WAPPINGERS FALLS, NY 12590

INDOOR & OUTDOOR, PLUS 5 STOOLS FOR BAR SEATING



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TURN-KEY RESTAURANT WITH EQUIPMENT

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COMMERCIAL GRADE GAS GRILLS, BEVERAGE TAPS, BOX FRIDGE, FREEZERS & MORE



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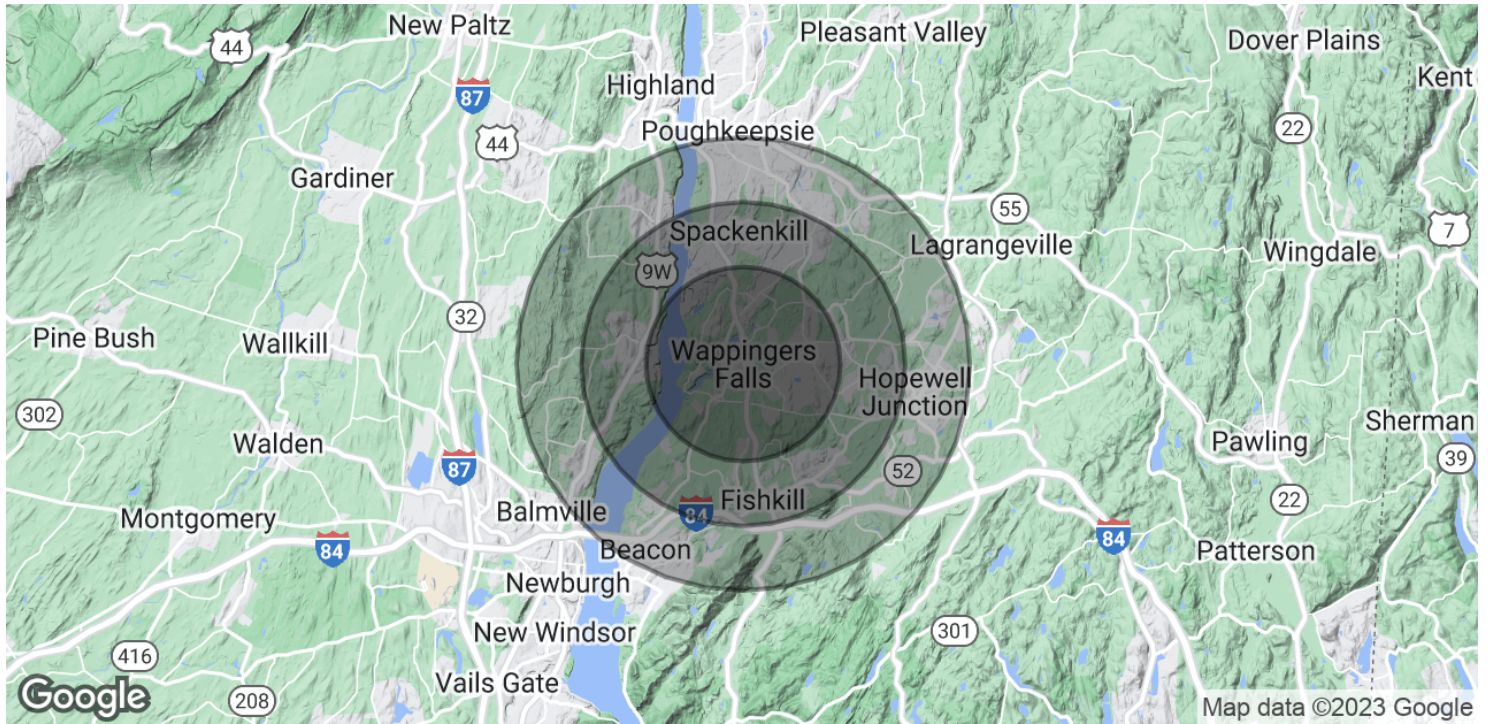
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DEMOGRAPHICS & STATISTICS

POPULATION, HOUSEHOLD & INCOME

DUTCHESS COUNTY & ULSTER COUNTY AREAS



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	31,131	77,957	148,860
Average Age	38.8	40.1	39.4
Average Age (Male)	37.1	38.4	38.3
Average Age (Female)	40.3	41.8	40.4

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households	12,008	29,373	54,516
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$79,432	\$87,418	\$87,307
Average House Value	\$339,819	\$333,193	\$328,294

* Demographic data derived from 2020 ACS - US Census



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