



# 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: \$125,000**  
~~Previously Asking: \$199,500~~



**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](http://www.crproperties.com)



ALL DATA BELIEVED TO BE ACCURATE BUT NOT WARRANTED

*For more information:*  
**Thomas M. Cervone**  
845.485.3100  
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# 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

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

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



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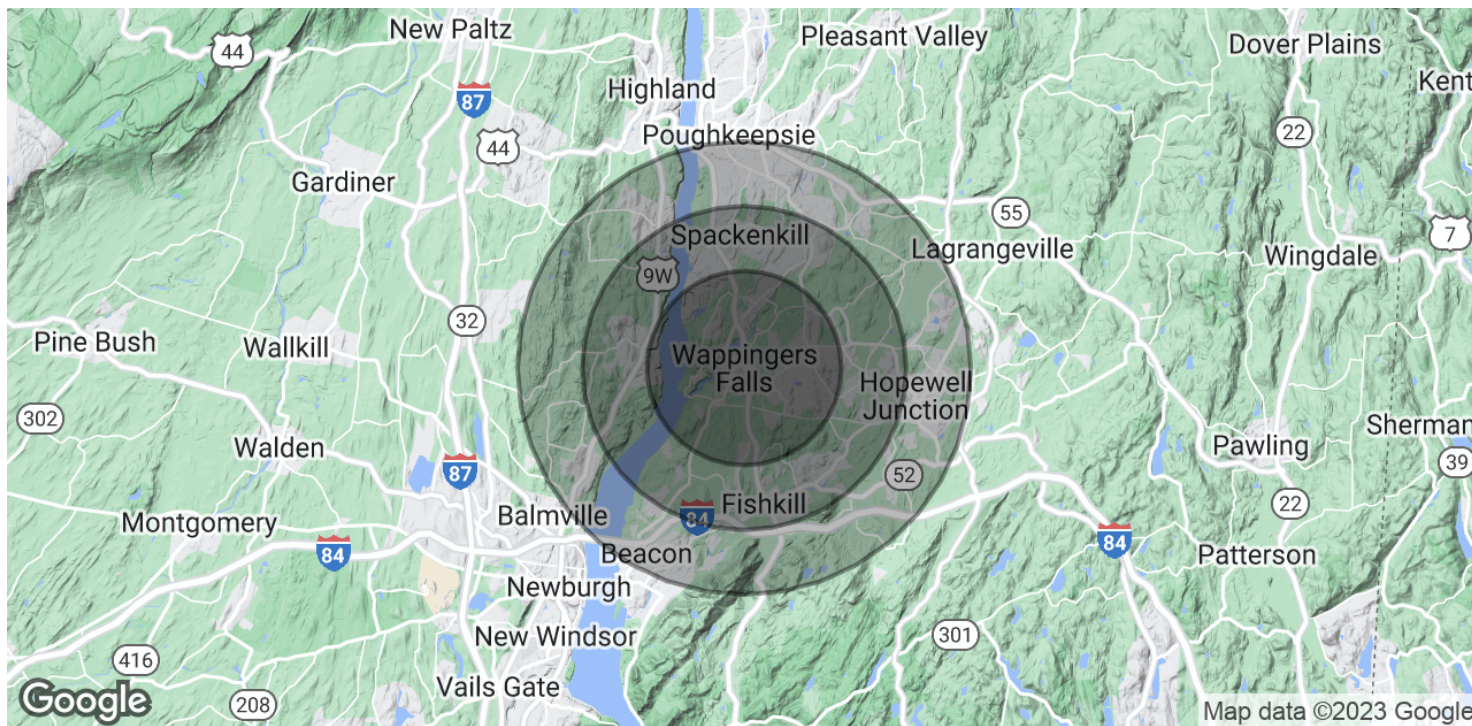
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# DEMOGRAPHICS & STATISTICS

## 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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