

424 Main Street | Beacon NY

One of the Hudson Valley's Premier Culinary Destinations



Inquire for pricing



Carter's Restaurant presents a rare opportunity to acquire a fully turnkey restaurant and catering business in one of the Hudson Valley's most sought-after dining destinations. Located at 424 Main Street, Beacon, NY, directly across from the Beacon Movie Theater, the restaurant enjoys exceptional visibility and sits in the heart of Beacon's thriving restaurant, retail, arts, and tourism district.





The sale includes all furniture, fixtures, equipment, and operational infrastructure, allowing a new owner to step into a fully operational business from day one. The restaurant accommodates approximately 140 guests, including the main dining room, full-service bar, private rear dining room, and outdoor patio seating, making it well-suited for both everyday dining and private events.



The facility is thoughtfully designed for high-volume operations and includes:

- Approximately 140-person occupancy
- Two large public restrooms
- Three oversized walk-in refrigeration/freezer units, providing exceptional cold storage capacity for both restaurant and catering operations
- A spacious commercial kitchen with extensive equipment included in the sale
- A large rear parking lot, providing convenient parking for customers and staff—an invaluable amenity in downtown Beacon
- Outdoor patio seating and a private rear dining/event room



Ownership has been in the food service industry for 41 years and has built a well-established business with an excellent reputation throughout the region. The restaurant and catering operation currently generate approximately \$1.9 million in annual gross revenue. Ownership is now ready to retire and transition the business to its next operator.





The business benefits from an outstanding long-term lease, with approximately 17 years remaining. Current rent is \$9,750 per month, with 4% annual increases for the next seven years. At the end of that period, monthly rent is projected to be approximately \$12,827 (approximately \$153,925 annually) beginning around 2033, after which the rent remains fixed for the following 15 years through approximately 2048. This unique lease structure provides exceptional long-term occupancy stability and predictable operating costs.



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Beacon's strong demographics, growing residential population, steady tourism, and reputation as a culinary destination make this location ideally suited for a variety of concepts, including:

- High-end American restaurant
- Modern steakhouse
- Farm-to-table concept
- Seafood restaurant
- Authentic barbecue restaurant
- Chef-driven hospitality group
- Restaurant group seeking a flagship Hudson Valley location



A Thriving Restaurant & Tourism Market

Beacon has become one of the Hudson Valley's premier culinary and tourism destinations. Its walkable Main Street attracts visitors year-round with an exceptional collection of award-winning restaurants, breweries, cafés, boutiques, art galleries, and entertainment venues. The property is just steps from many of Beacon's most recognized destinations, including Dia Beacon, the Roundhouse Hotel & Wedding Venue, the Beacon waterfront, Metro-North Railroad, and the newly opened Mirbeau Inn & Spa Beacon, a luxury wellness destination that continues to bring affluent visitors to the city. Additional nearby boutique hotels, wellness centers, hiking destinations including Mount Beacon, and year-round cultural events contribute to a consistent flow of residents and tourists alike.

The Roundhouse, one of the Hudson Valley's premier wedding and special event venues, generates significant dining traffic from weddings, rehearsal dinners, overnight guests, and private events throughout the year. Combined with the growing luxury hospitality market, including Mirbeau Inn & Spa, Beacon continues to experience increasing demand for quality dining experiences.

Please do not speak with restaurant staff.

Ownership will coordinate all tours and due diligence through the listing broker.

With exceptional Main Street frontage, a proven revenue stream, an established catering operation, outstanding kitchen infrastructure, abundant refrigeration, private parking, long-term lease security, and one of the best locations in Beacon, Carter's Restaurant represents one of the premier restaurant acquisition opportunities currently available in the Hudson Valley.

