

Building Better Communities With.....

 **Rand Commercial**



A rare opportunity to lease one of the Hudson Valley's most beloved restaurants. Set in a restored 1760 inn with over 70 years of fine dining tradition, The Iron Forge Inn offers five intimate dining rooms, a Tap Room with original hearth fireplace, commercial kitchen, outdoor Stone Garden Patio, and enclosed Hilltop Gazebo with panoramic valley views.

Located at the foot of Mount Peter in the charming hamlet of Bellvale (Town of Warwick), this distinctive property is ideal for restaurant operators, wedding/event businesses, or boutique hospitality concepts seeking a **storied destination with built-in ambiance and character**.

**For Property Information or to schedule an appointment contact:**

**Charles Emanuel**  
NYS & NJ Licensed Real Estate Salesperson  
Commercial & Investment Specialist  
[201-522-1912](tel:201-522-1912) Mobile

**Rand Commercial**  
300 Canal Street, Suite B  
Goshen, NY 10924  
[charles.emanuel@randcommercial.com](mailto:charles.emanuel@randcommercial.com)



**FOR LEASE! Iconic & Historically Significant Restaurant Property in Warwick, NY  
The Iron Forge Inn | 38 Iron Forge Road, Warwick, NY a/k/a 38 Bellvale Lakes Road**

Now available for Lease! **The Iron Forge Inn** presents a rare opportunity to operate a turnkey restaurant in one of the Hudson Valley's most storied and picturesque locations. Set on 2.4 acres at the foot of Mount Peter in the hamlet of Bellvale (Town of Warwick), this landmark property combines rich Revolutionary-era history with refined country charm, drawing both locals and destination diners for over 70 years.

**Property Highlights:**

- **Historic 1760 Colonial building** with original architecture and antique finishes
- Five intimate dining rooms plus a fully equipped **Tap Room** with fireplace
- **Modern American kitchen** with seasonal, locally sourced menu emphasis
- Total seating capacity approx. 120 indoors + additional outdoor options
- **Stone Garden Patio:** private hillside dining area with natural rock surroundings and views of Sugarloaf Mountain
- **Hilltop Gazebo:** enclosed dining space with 7-mile valley views and sunset exposure
- Ideal for **fine dining, weddings, events, or exclusive private dinners**
- Ample on-site parking, landscaped grounds, multiple ceremony locations
- Former filming location, award-winning recognition, and strong regional brand presence

This unique property offers not only a fully built out and restaurant space, but a timeless setting for weddings, events, and experiential dining. With flexible indoor and outdoor spaces, scenic backdrops, and a rich Hudson Valley legacy, The Iron Forge Inn is perfectly suited for an operator seeking distinction, ambiance, and business potential in one of New York States most desirable countryside markets.

**Inquire today to schedule a private tour and explore this unmatched opportunity.**

# MLS

## Agent Full 1 Page

### 38 Bellvale Lakes Road, Warwick, New York 10990

MLS#: [887324](#)

Status: **Active**

Prop Type: **Commercial Lease**

Sub Type: **Other**

Price: **\$27**

DOM: **0**



City/Township:	<b>Warwick (Town)</b>	County:	<b>Orange County</b>
Post Offc/Town:	<b>Warwick</b>		
Village:		Hamlet/Loc.:	<b>Bellvale</b>
Yr Built:	<b>1760</b>	Stories in Bldg:	<b>2</b>
Yr Bit Effective:	<b>1760</b>	Liv Sqft (Est):	
Property Cond:	<b>Actual</b>	Sqft Total:	<b>5,406 Public Records</b>
Building Name:	<b>The Iron Forge Inn</b>	Acre(s):	<b>2.40</b>
Waterfront:	<b>No</b>	Lot Size SqFt:	<b>104,544</b>
Water Frontage Length:		Leasable Area:	<b>5,406</b>
Water Access:		Lease Amount:	<b>Monthly</b>
Business Type:	<b>Restaurant</b>	Business Name:	

#### Public Remarks

The Iron Forge Inn is now available for lease, offering a rare and unique chance to run one of the Hudson Valley's landmark restaurant properties. Set in a restored 1760 Inn, this fine dining, rustic restaurant features five intimate dining rooms, a fan favorite tap room with original hearth fireplace, a modern commercial kitchen, an outdoor stone garden patio and enclosed hilltop gazebo with panoramic valley views as well as additional rooms on the 2nd floor. Situated on 2.4 picturesque acres at the foot of Mount Peter in the hamlet of Bellvale (Town of Warwick), this iconic property combines rich Revolutionary-era history with refined country charm and has been drawing both locals and destination diners for over 70 years. This is a truly amazing opportunity for a seasoned restauranter or an up-and-coming talented chef. The FF&E are also available to make this a truly turn-key opportunity. A complete marketing package and a private tour are available to qualified individuals.

#### Improvement Remarks

#### Community/Association

#### Property/Tax/Legal

Tax ID#:	<a href="#">335489-055-000-0001-026.100-01</a>	Taxes Annual:	<b>\$16,321.83</b>	Tax Year:	<b>2024</b>
Building Class:	<b>B</b>	Build To Suit:	<b>No</b>	Investment Prop:	<b>No</b>
Max Cont Sqft:	<b>5,406</b>	Min Divisible Sqft:		Zoning:	<b>RU</b>
Property Attchd:	<b>Yes</b>	# of Buildings:	<b>1</b>	# of Lots:	

#### Agent/Broker Info

List Office:	<a href="#">Rand Commercial (RAND24)</a>	List Agent:	<a href="#">Charles Benjamin Emanuel (39160)</a>
Office Phone:	<b>845-294-3100</b>	Contact #:	<b>201-522-1912</b>
		LA Email:	<a href="mailto:charles.emanuel@randcommercial.com">charles.emanuel@randcommercial.com</a>

#### Showing

Showing Rqmts:	<b>Appointment Only, Call Listing Agent</b>	Showing Contact Ph: <b>(201) 552-1912</b>
Showing Instructions:	<b>Call LB to show, do not walk on property without an appointment.</b>	
Directions:	<b>Rt 17A to 38 Iron Forge Rd a/k/a 38 Bellvale Lakes Road</b>	

#### Listing/Contract Info

Lease Term: <b>Negotiable</b>	Available Lease Type: <b>NNN</b>	Negot Thru: <b>Listing Agent</b>
Seller to Consider Concession:	Concession Amount Considered:	
List Date: <b>07/09/2025</b> CDOM: <b>0</b>	Owner Name: <b>Four Friends</b>	
On Market Date: <b>07/10/2025</b>	Expiration Date: <b>07/09/2026</b>	
Listing Agreement: <b>Exclusive Right To Lease</b>	Orig List Price: <b>\$27</b>	\$/SqFt: <b>\$0.00</b>
Special Listing Conditions: <b>Purchase Option</b>		
Agent Only Remarks: <b>BA to verify all Pertinent info including permitted use, zoning, taxes etc...</b>		

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

© Copyright 2025 OneKey Multiple Listing Service, Inc. - Data believed accurate but not warranted.

# Fact Sheet

City/Town	Warwick				
Village/Hamlet	Bellvale				
Tax ID	335489-055-000-0001-026-100-0000				
County	Orange				
SBL	55-1-26				
Legal Description	LT 1 Iron Forge Map 7066				
Real Estate Taxes	\$16,322				
Zoning	RU Rural				
Flood Zone	Not in Flood Zone				
Road Frontage Iron Forge Rd	547'				
Property size acres	2.4 Acres				
Property size sq/ft	104,544				
Levels	2				
Basement	Partial/Taproom				
Parking	Lot Parking +/- 35 spaces				
Parcel	Irregular, sloping, level				
Traffic Count	n/a				
Year Built	1760				
Sq ft first level	4,000	Restaurant/dining rooms			
Sq ft second level (loft)	1406	Rooms			
Sq ft Basement	tbd	Tap room			
Total sq/footage	5,406	Plus basement			
Property Class	Restaurant Building				
Use	Restaurant				
% Improved	80%				
Construction	Wood Frame				
Water	Private				
Sewer	Septic				
Central Air	Window,units, wall units				
Heating System Type	Radiators				
Additional	Small patio				
Additional	Large patio / additional seating				
Additional	Gazebo				
Lease type	NNN				
Lease term	Negotiable				
FF&E	Available for additional Key Money				
	Includes kitchen equipment, furniture, fixtures				























# Gazebo





# ZONING MAP OF THE TOWN OF WARWICK

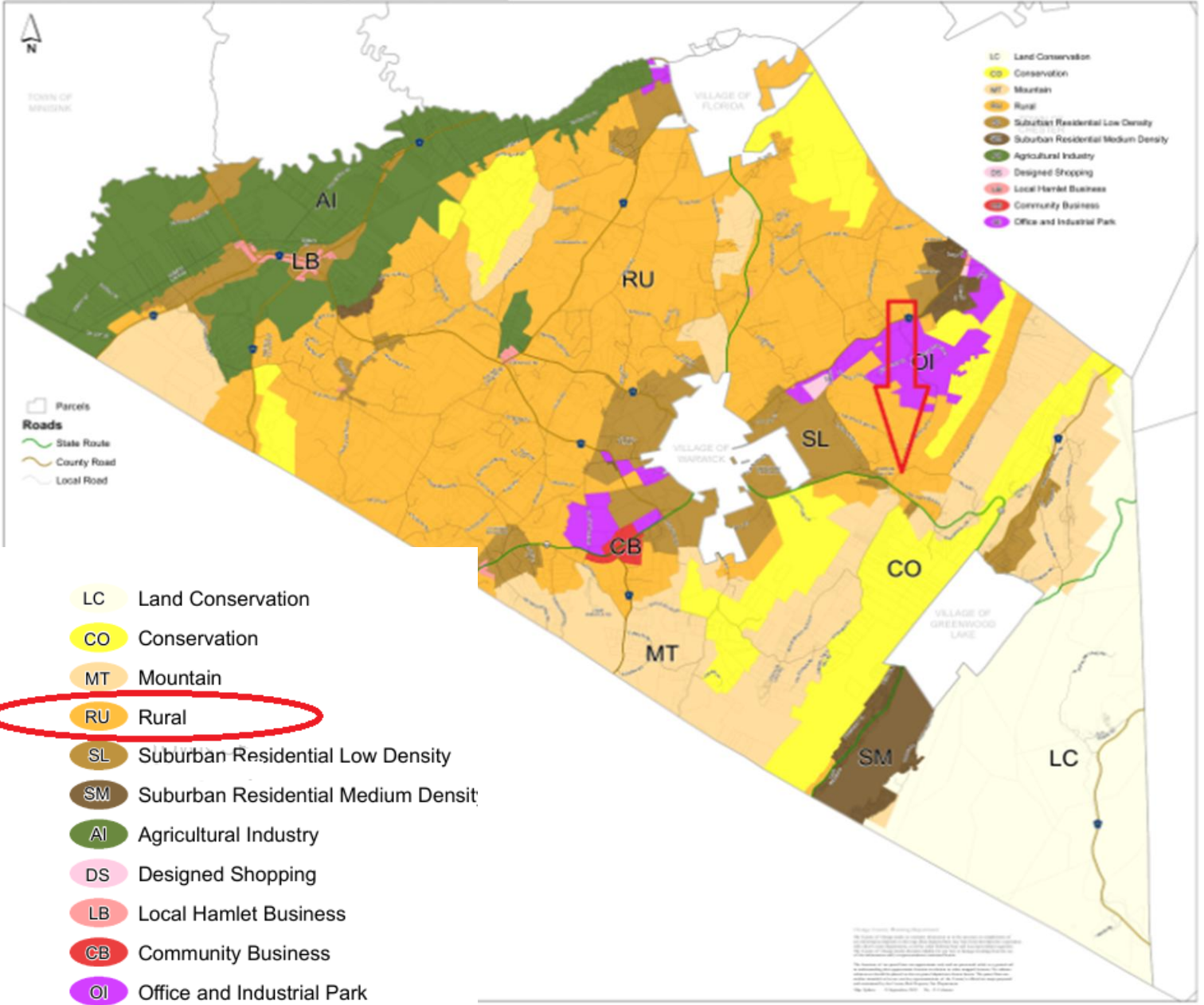


Steven M. Neuhaus  
County Executive

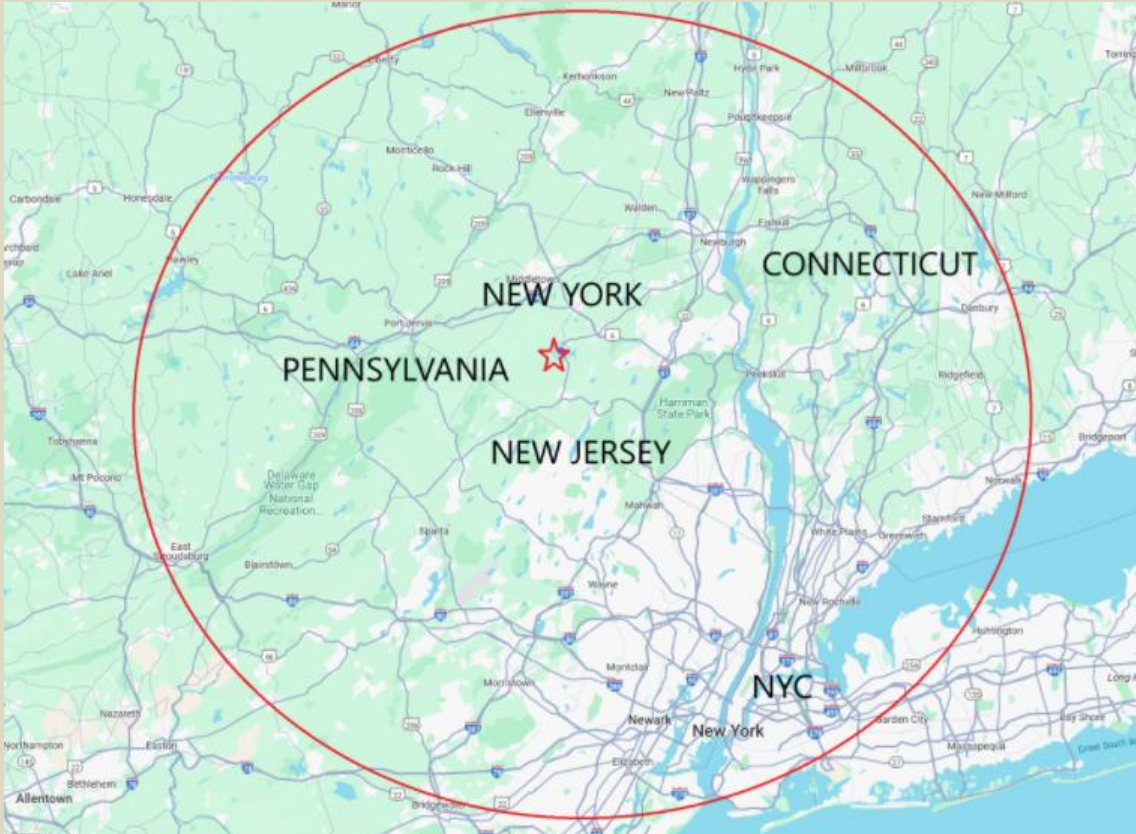
I hereby certify this document as the Official Zoning Map for the Town of Warwick

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Date of Last Amendment: LL# 4 of 2021, adopted 11-18-2021



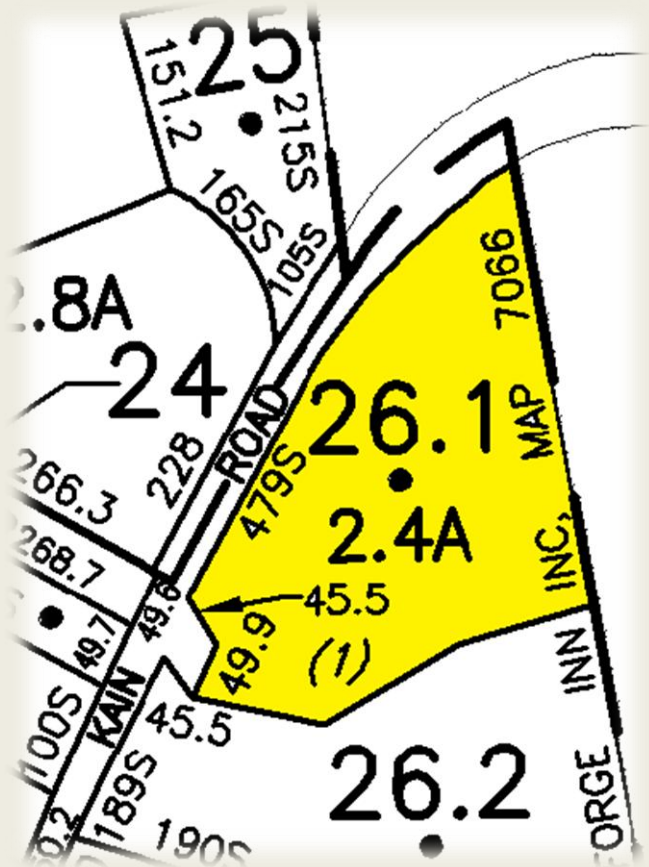
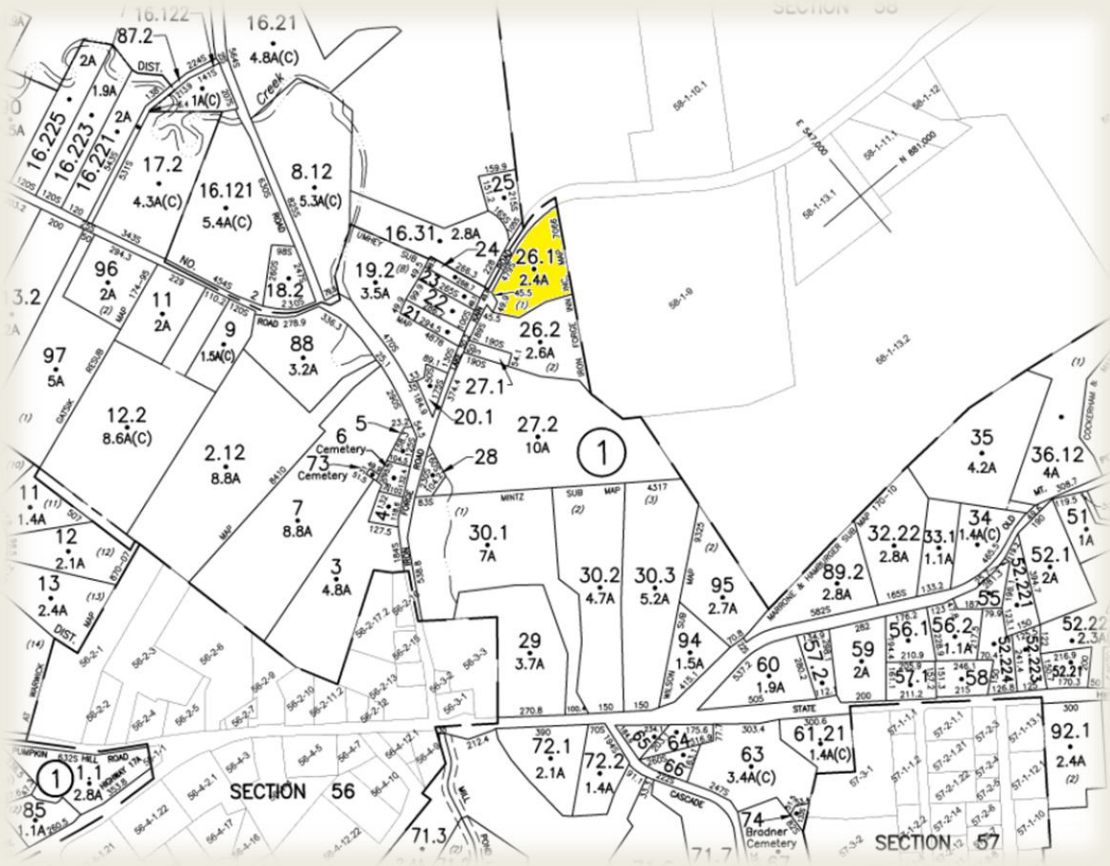
# Location



# Property Dimensions



# Tax Map



# Property Lines

