

ESTABLISHED COCKTAIL BAR FOR SALE

235 Harrison Avenue · Harrison, New York · 10528

ASKING PRICE: \$175,000

THE SPACE



235 Harrison Avenue — Harrison, NY · Night



Bar Interior — Gallery Wall



Food & Ambiance

FINANCIAL & LEASE DETAILS

Asking Price	\$175,000
Monthly Rent	Approx. \$6,000 (including real estate taxes)
Lease Remaining	8 years
Renewal Options	Two (2) additional 5-year options
Annual Rent Increase	2.5% per year
Business Address	235 Harrison Avenue, Harrison, NY 10528
Concept	Upscale cocktail bar & lounge
Hours	Daily 4:00 PM – 12:00 AM
Website / Social	barroom.bar · @barroom__ on Instagram

BUILD-OUT & INVESTMENT SUMMARY

KITCHEN EQUIPMENT		BUILD-OUT & RENOVATION	
Lowboy Fridges (2)	\$6,700	Electrical Work	\$22,000
Convection Oven / Air Fryers	\$1,400	Plumbing Work	\$47,500
Walk-In Cooler	\$20,000	Flooring & Reinforcement	\$35,000
Sump Pump / Plumbing / Elec.	\$1,500 + Incl.	Bar Extension & Finish	\$38,000
Kitchen Subtotal	\$29,800	2 Bathrooms / 2 Doors	\$60,000
BAR EQUIPMENT & IMPROVEMENTS		Paint, Signage, Carpentry	\$23,200
Glass Double Door Fridges (2)	\$6,400	Architect & Design	\$15,600
Shelving, Sinks, Ice Bins,	Incl.	Permits, Licenses & Fees	\$10,300
Plumbing, Electrical, Shelves	Incl.	General Construction	\$35,000
Bar Subtotal	\$6,400	3 A/C Units	\$36,000
FIXTURES, FURNITURE & TECH		Build-Out Subtotal	\$322,600
Light Fixtures (13 total)	\$5,400	OCCUPANCY COSTS	
Seating: Stools, Couches, Chairs	\$6,900	Monthly Rent	\$5,492.92
Tables (22), Coffee Tables	\$5,700	Monthly Taxes	\$500.00
Toast POS + Security System	\$7,000	Security Deposit	\$15,000
Fixtures Subtotal	\$25,300	Monthly Rent + Taxes	\$5,992.92 / mo
OVERALL TOTAL INVESTMENT	\$399,100	Monthly Rent + Taxes:	\$5,992.92 / mo

CRAFT COCKTAILS & ATMOSPHERE



Signature Cocktail



Cocktail & Gallery Art

KEY HIGHLIGHTS

◆ Turnkey Operation

Fully equipped and operational. No buildout or licensing delays — acquire and run from day one.

◆ Prime Harrison Location

Half a block off Harrison Ave's main corridor. Dense residential market with strong foot traffic.

◆ Established Brand

Loyal clientele, 4.6-star rating, active @barroom__ Instagram, and recognized upscale identity.

◆ Favorable Long-Term Lease

8 years remaining + two 5-year options at predictable 2.5%/yr increases. Exceptional security rare in Westchester.

◆ Controlled Overhead

~\$6,000/month all-in including taxes. Highly competitive for Westchester County — strong margin potential.

◆ Westchester Advantage

High-income village 30 min from Midtown Manhattan. Limited direct cocktail-bar competition nearby.

ABOUT HARRISON, NEW YORK

Harrison is a vibrant village in southern Westchester County, NY — just 30 minutes from Midtown Manhattan by Metro-North. With one of the highest median household incomes in New York State and a rapidly expanding dining and nightlife scene, Harrison is an exceptional market for a premium hospitality concept. BARROOM sits at the center of this opportunity, having already established brand recognition and a loyal neighborhood following since opening.

CONTACT YOUR EXCLUSIVE LISTING BROKER

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All figures are approximate. Prospective buyers are advised to conduct their own due diligence.