

Haverstraw | New York
Don Coqui on the Hudson
WATERFRONT RESTAURANT OPPORTUNITY



CHRISTIE'S
INTERNATIONAL REAL ESTATE
COMMERCIAL

PRICE: **\$395,000 (Business Only)**

Highlights

Asking: \$395,000 (Business Only)

**Includes: Furniture, fixtures,
equipment (FFE) & goodwill**

**Excludes: Trademark, name rights
(brand name not included)**

**Lease: Assumption required;
favorable terms available**

**Status: Fully built-out, operational
restaurant - staffed and equipped;
step in and start earning.**

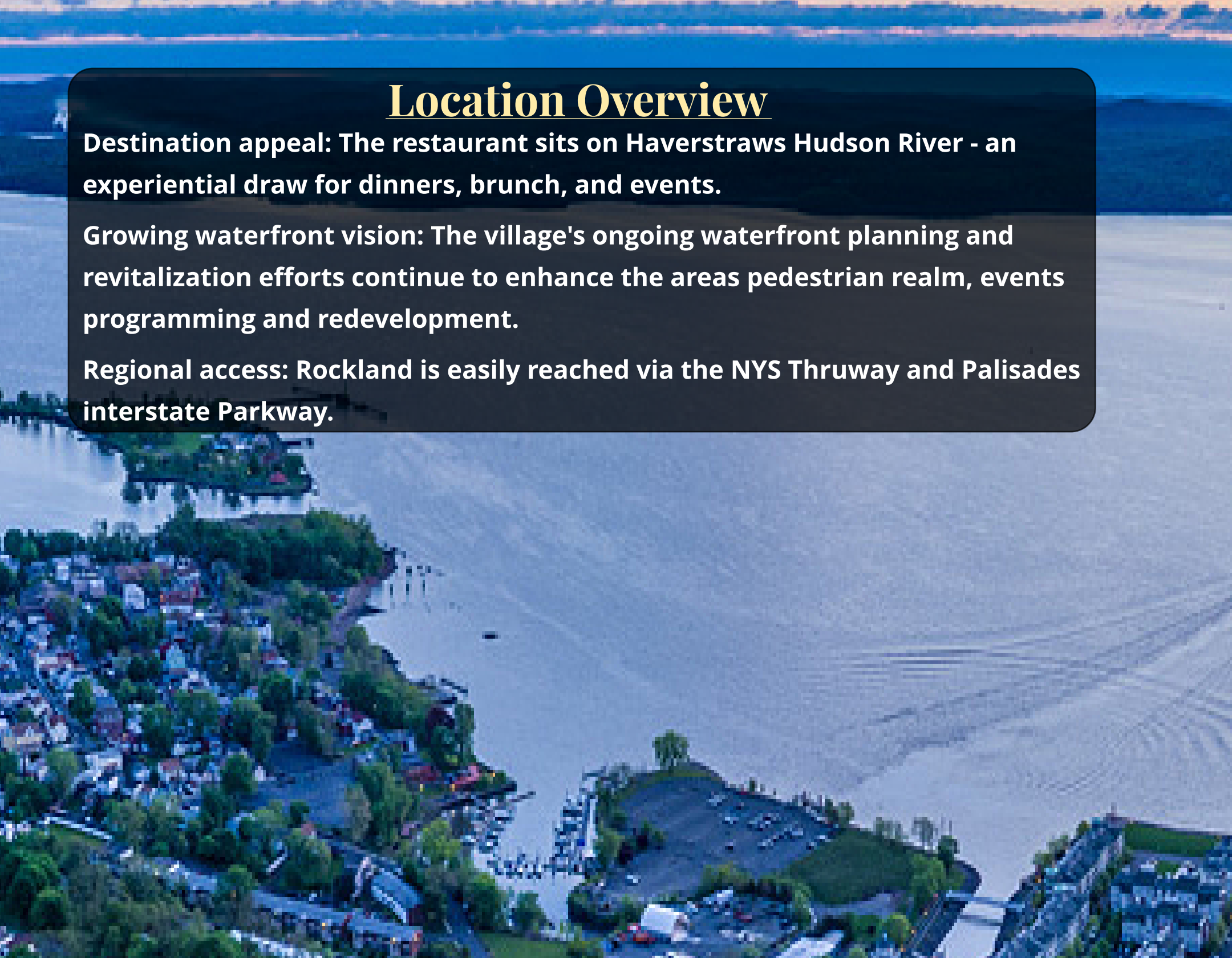


Location Overview

Destination appeal: The restaurant sits on Haverstraws Hudson River - an experiential draw for dinners, brunch, and events.

Growing waterfront vision: The village's ongoing waterfront planning and revitalization efforts continue to enhance the areas pedestrian realm, events programming and redevelopment.

Regional access: Rockland is easily reached via the NYS Thruway and Palisades interstate Parkway.



A close-up photograph of a pumpkin cake. The cake is presented on a hollowed-out pumpkin base. It consists of a thick, golden-brown cake layer. The top is decorated with a dollop of white whipped cream, several slices of fresh orange, and a small green mint leaf. The entire dessert sits on a dark blue plate.

Fully Built Out

- **Speed to revenue: Avoid 9-18 month slog of design, permitting, buildout, and staff ramp. Acquire, assume the lease, onboard, and start service - capital and time saved**
- **Lower capex risk: Existing kitchen line, hood, bar, furniture, menu, marketing**
- **Leverage current demand: U.S restaurant sales hit record highs recently, driven by strong off-premise, social experiences, and events**



Market Tailwinds

- **Experience + cocktails: guest continue to choose cocktail-centric venues**
- **Off-premise is emedded: Takeout/curbside remains a core traffic driver (now a cultural norm) supporting revenue across weekdays and seasonality.**
- **Operator outlook: National data shows operators leaning into tech, catering, and social to sustain growth - the sites layout and brand equity are aligned to those playbooks**

Operational

- **Turnkey & staffed:** Seller will transfer a complete equipment package, established systems, and staff.
- **Event-ready format:** Dining room + bar configuration built for birthdays, corporate or community events
- **Re-brand optionality:** Trademark not included - ideal for operators looking to import their own brand, refresh the name, etc.

Property Overview

Christie's International Real Estate - Commercial Division is pleased to present Don Coqui on the Hudson located at 16 Front Street, Haverstraw NY (Rockland County). A rare, turnkey waterfront restaurant with proven draw, favorable lease assumption, and immediate upside through brand refresh, events, and off-premise. Positioned to ride industry tailwinds - experiential dining, cocktail-centric occasions, and embedded takeout - the acquisition lets a new owner go straight to market in a setting guests already love.

Step into ownership of an established, high energy dining destination on the Hudson River. This fully built out, upscale restaurant delivers dramatic waterfront views, indoor/outdoor seating potential, a cocktail-forward bar, and an event friendly layout - exactly the mix that winds in today's market.

LOCATION

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CHRISTIE'S
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