

A photograph of a restaurant's exterior at night. The building has a dark brick facade and large windows that are brightly lit from within. A long outdoor dining area runs along the side of the building, featuring tables with white tablecloths, chairs, and decorative spherical lights. Many people are seated at the tables, and others are walking on the sidewalk. A dark convertible car is parked in the foreground on the right. The sky is dark, and trees are visible in the background.

Scarsdale | New York
878 Scarsdale Avenue

BEST-IN-CLASS RESTAURANT ASSET POSITIONED FOR IMMEDIATE OPERATION

CHRISTIE'S BUSINESS FOR SALE: **\$650,000**
INTERNATIONAL REAL ESTATE
COMMERCIAL

An exceptional and rare opportunity to acquire a recently renovated, Michelin-caliber restaurant in the heart of Scarsdale's premier dining corridor. With over \$1.8 million invested into a full-scale, high-end buildout completed in 2023, this turnkey space represents one of the most thoughtfully designed restaurant environments to come to market in years—particularly in a trade area where availability is extremely limited.



"Restaurant Opportunities Like This Rarely Hit the Scarsdale Market." - Bryan Lanza

Strategically positioned along Scarsdale Avenue, this location benefits from affluent, dense demographics and consistent foot traffic driven by a highly educated and high-income consumer base. The restaurant is surrounded by luxury residential neighborhoods, boutique retail, and commuter traffic from the nearby Metro-North station, making it a destination for both local patrons and regional diners.



CHRISTIE'S
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The space was meticulously built to accommodate an upscale dining concept, featuring seating for approximately 120 guests including a beautifully integrated outdoor patio and side seating area. The interior showcases an elegant open-concept layout with engineered white oak flooring, custom lighting, sound-dampening ceilings, and a striking curved zinc bar with 10 plush leather seats—creating a warm yet sophisticated atmosphere consistent with top-tier dining establishments.



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Scarsdale continues to rank among the most affluent communities in the New York metropolitan area, with average household incomes exceeding \$250,000 within a 1-mile radius and a strong culture of dining and hospitality. Opportunities to secure a fully built, high-end restaurant in this market—especially one designed to Michelin-level standards—are extraordinarily rare.



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Overview

- Rare opportunity to acquire a fully built, high-end restaurant in the heart of Scarsdale
- Over \$1.8M invested into a complete renovation (2023)
- Designed and operated as a Michelin-level dining concept
- Located in one of Westchester County's most affluent and supply-constrained markets
- Restaurant opportunities in this submarket are extremely limited

The kitchen infrastructure is equally impressive, designed for high-volume, professional execution with a massive 18-foot hood system, a newly installed 1 million BTU gas line, and an extensive lineup of premium commercial-grade equipment including a Rational combi oven, cooking line, refrigeration systems, and prep stations. The lower level features fully renovated walk-in refrigerator and freezer systems (2023), upgraded mechanicals, new drainage systems, grease traps, and code-compliant improvements throughout.

Additional features include a fully integrated bar program with draft systems and under bar refrigeration, a 350+ bottle dual-zone wine storage system, high-end coffee equipment, Sonos audio systems throughout, and full alarm and surveillance infrastructure.

The lease offers approximately 7.5 years of remaining term with a 10-year renewal option, providing long-term operational stability in one of Westchester County's most desirable and supply-constrained restaurant markets.

LOCATION



SCARSDALE

NY

**NEW YORK
CITY**



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