

YOU HAVE TO SEE THIS PROPERTY TO BELIEVE IT!

by **John H. Vargo, Publisher**

This restaurant is directly on the Hudson River in Athens, NY (At the top of the photo, past the island is Hudson, NY)

An opportunity like no other! A beautifully, well-built restaurant situated on the banks of the Hudson River in Athens, NY. This stunning turn key operation is the chance of a lifetime.

The relationship between Hudson and Athens is key to the success of anyone who purchases this waterfront dream. While it may be the "Local's", who are the main customers of this restaurant, it is the tourists and regular out of town visitors, who will continue to grow the market. Promoting this tourism effort is greatly supported by the "very active" Greene County Tourism Agency.

Athens is the center focus of a "Real Estate" boom like no other. The reason being, a dramatic favorable property price difference, and lower taxes in Greene County, which Athens resides.

On Friday nights, throughout the year, hundreds of second homeowners from the 5 boroughs and New Jersey travel the railroad into Hudson, NY. During Spring, Summer and Fall, many of these property owners take the Hudson Cruise Ferry the short ride across the Hudson River to get to their vacation homes in Sleepy Hollow Lake and the surrounding areas. This short ferry ride takes about 10 minutes,

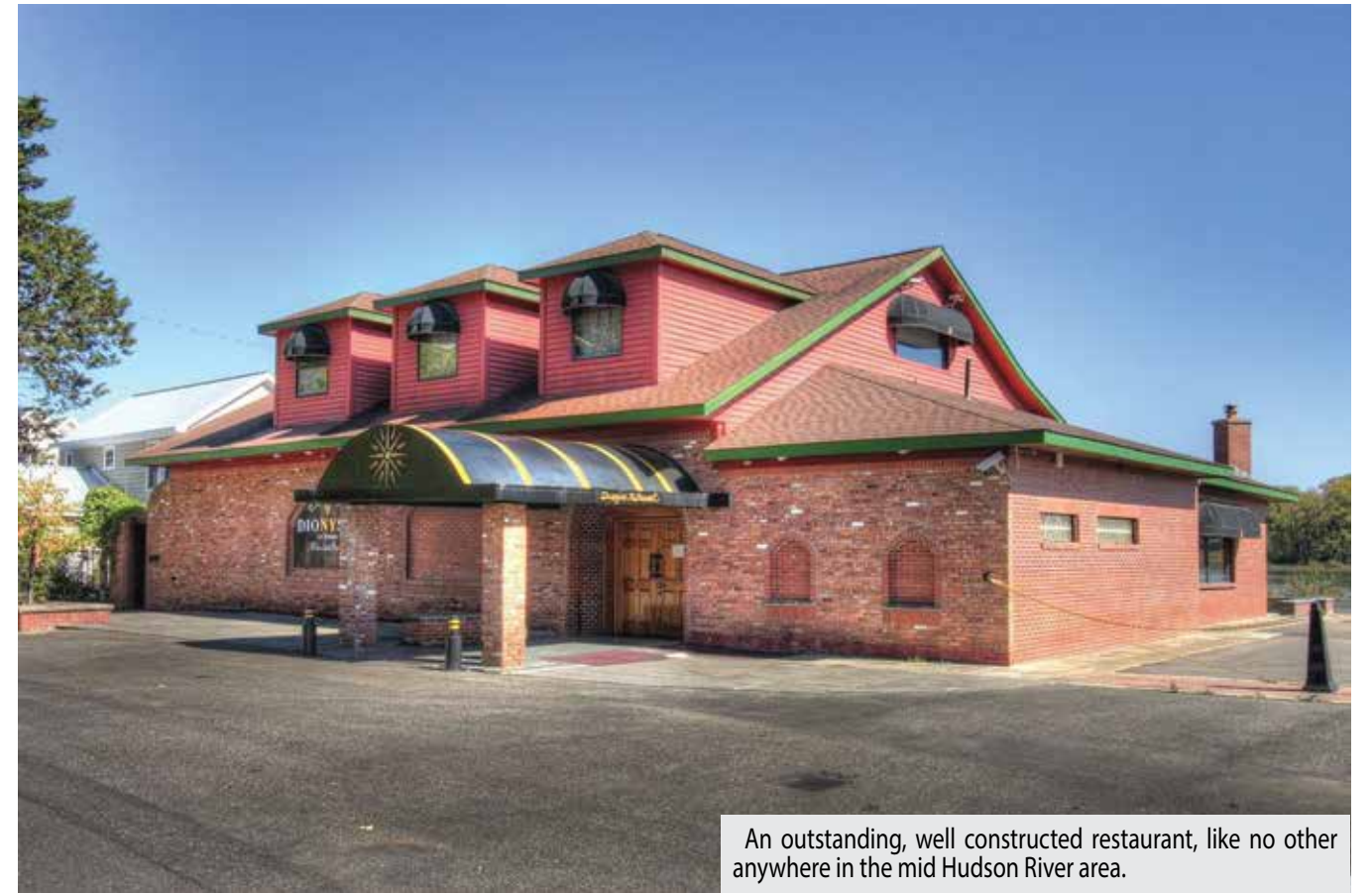
carries a fee of twelve dollars and delivers customers just a few hundred feet from this restaurant.

Others use the newly offered services of Uber, rent a car, or have friends pick them up and travel to Greene County. Athens and Hudson are about 9 miles apart and takes about 14 minutes by car.

I mention all of this because investors who see the big picture realize that GROWTH IN GREENE COUNTY, especially in real estate, is booming. The opportunities to buy are NOW!

This outstanding restaurant building with its gleaming heavy oak interior, was constructed in 2003. The beautiful, fully equipped kitchen, the dining areas, outside patio, outdoor bar, and decks are all screaming OPPORTUNITY! This property was never marketed to its major feature, the Hudson River, boasting an amazing 225 feet of waterfront. It makes your head swim with endless possibilities.

Besides all the features that this restaurant has to offer, there is an apartment/office upstairs that incorporates wonderful views of the Hudson River. With the eagles, ospreys and ducks that populate the island only a few hundred feet away.



An outstanding, well constructed restaurant, like no other anywhere in the mid Hudson River area.



The entire interior of this building is solid oak paneling, making for an elegant dining experience.



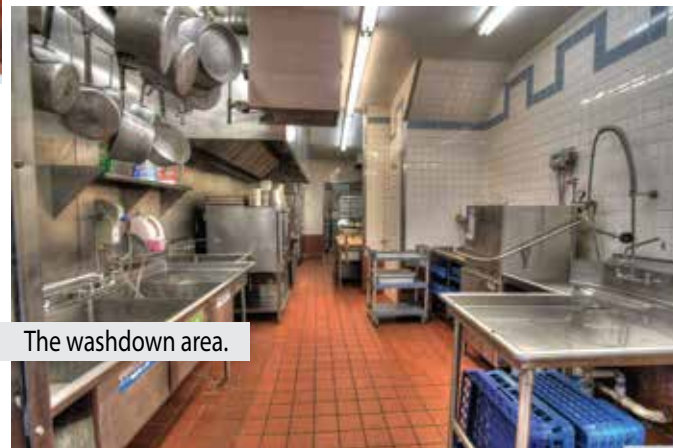
On a cold winters night, dining here with the warming fireplace, this can be an unforgettable experience.



Another look at the main dining area.



The complete kitchen with walk in freezer and work area.



The washdown area.

For further information on this terrific opportunity call Kelli Forschner at 518-429-0841. Lake and Mountain Realty, LLC office information at 518-731-3222 www.lakeandmountainllc.com Greene County, NY Real Estate specializing in Sleepy Hollow Lake in Athens, New York.

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