



upstate  
curious  
team

of KW Realty Hudson Valley North

MULTI-USE BUILDING  
& BUSINESS FOR SALE

SUCCESSFUL,  
TURN-KEY BAR  
& RESTAURANT  
+ 2-BD APT

**Hoot Owl**

26 Awosting Road  
Pine Bush, NY 12566

Restaurant- 1,652 sq/ft  
Apartment- 1,132 sq/ft  
Taxes \$3,575 | .6 Acres

**\$699,000**

*Includes real estate + business*



A true anchor of this rural community, Hoot Owl provides a warm and welcome landing spot for local residents and visitors alike. Successful and charming, this turnkey business has been lovingly maintained and upgraded, and has all of the necessary elements in place for an easy transition.

Opening its doors in 1947, Hoot Owl is an historic spot that had many lives before finding its way to the stewardship of the current owners. Lovingly revived to better suit modern day operations, they also retain a connection to the rich history of this popular establishment.

Operating at a profit, and currently only offering four dinner services a week, the possibilities for business growth are plentiful. With over 400,000 visitors to the area each year and a growing local population, the avenues of expansion could include extended dinner hours, brunch, private events, and off-site catering!

Upstairs you'll find a sunny 2 bed/1 bath apartment. This charming space has a soon-to-be updated kitchen, beautiful hardwood floors, a washer/dryer, and its own heating system. Generate additional income using this apartment as a rental property or as housing for the owner or staff.

Visit @hootowlrestaurant on IG, and their [WEBSITE](#)

**[CLICK HERE FOR LISTING + PHOTOS](#)**

**DETAILS**

- 36 seat dining room + 10 bar seats (1,652 sq/ft)
- Additional outdoor seating for guests to enjoy dinner in a bucolic country setting
- 2 bedroom / 1 bathroom apartment (second floor)
- Backyard + garden for growing herbs and veggies, or for parties/events and additional outdoor seating
- 400 sq/ft Garage - currently set up for storage and extra refrigeration
- Ample parking with a second lot across the street
- Sale price includes: real estate, business, furnishings, fixtures, and equipment.
- Sale price does not include alcohol inventory

**FEATURES**

- Loyal customer base
- Excellent proximity to upscale venues like Audrey's Farmhouse and Auberge Resort's Wildflower Farms
- 30 minutes or less to some of the best hiking and climbing in the region (Sam's Point & Minnewaska State Park and Mohonk Preserve)
- Current owners are invested in a smooth transfer of ownership and can be available to assist during this transition

*\*As per owner's request, please be discreet if you are visiting the restaurant during business hours and do not make direct inquiries to the employees about this offering. Please contact the listing agents for additional information, and to set up a private accompanied tour.*



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