

\$5,500 - 44 Charles Colman Boulevard, Pawling

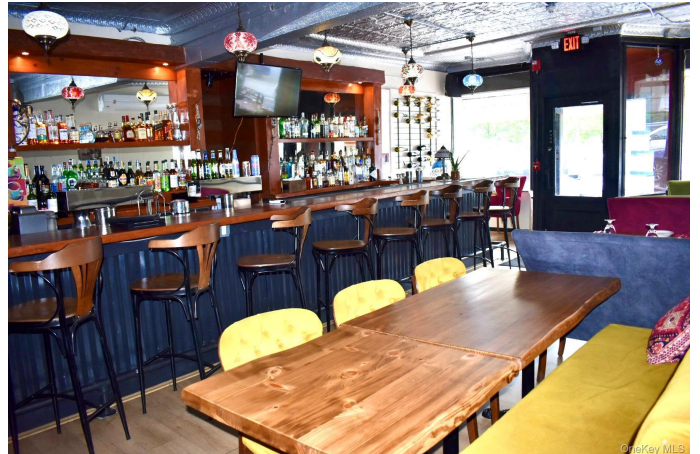
MLS® #869020

\$5,500

0 Bedroom, 0.00 Bathroom, 2,400 sqft
Commercial Lease on 0.05 Acres

N/A, Pawling, NY

Bar / Restaurant Space Available for Lease
â€” Prime Location in the Heart of the Village
of Pawling



An exceptional opportunity to lease a well-positioned bar and restaurant space in the Village of Pawling. Offering approximately 2,400 square feet of interior space, this property is ideally suited for an experienced bar operator or restaurateur seeking to establish a presence in one of the Hudson Valleyâ€™s most charming and vibrant communities.

Property Highlights:

- * Fully built-out bar/restaurant with existing kitchen infrastructure and venting
- * Flexible/open floor plan allows for multiple dining configurations
- * Attractive bar area with ample seating
- * Dining and bar space can accommodate nearly 100 people
- * Character-rich interior, including architectural details that create a warm and inviting atmosphere
- * High visibility location on Pawlingâ€™s busiest street with strong pedestrian traffic
- * Convenient proximity across from the Pawling Metro-North train station, local shops, and municipal parking
- * Renovated walk-in cooler

Additional Offering:

A large outdoor space is available for lease for

an additional fee, offering significant potential for expanded dining, events, or seasonal use (the outdoor space can accommodate an additional 80+/- people). This rare outdoor component provides a valuable opportunity to increase revenue and enhance the overall guest experience right in the heart of the village.

Shown by appointment only - schedule your private tour today!

Essential Information

MLS® #	869020
Price	\$5,500
Sold Price	\$5,500
Date Sold	September 12th, 2025
Bathrooms	0.00
Square Footage	2,400
Acres	0.05
Taxes	\$10,429
Type	Commercial Lease
Sub-Type	Other
Status	Closed

Community Information

Address	44 Charles Colman Boulevard
Subdivision	N/A
City	Pawling
County	Dutchess County
State	NY
Zip Code	12564

Amenities

Utilities	Cable Available, Electricity Available, Phone Available, See Remarks, Sewer Available, Trash Collection Private, Water Available
View	City, Neighborhood

Interior

Heating	Electric, See Remarks
Cooling	Ductless, Wall/Window Unit(s)
Has Basement	Yes
Basement	See Remarks, Storage Space, Unfinished
# of Stories	2

Exterior

Lot Description	Historic District, Near Public Transit
Exterior	Frame

Additional Information

Date Listed	May 29th, 2025
Days on Market	84
Floor	1

Listing Details

Listing Courtesy of HomeSmart Homes & Estates

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