




CATSKILL  
MOUNTAIN  
HOUSES  
NEW YORK

# LITTLE NORTH

For sale by Catskill Mountain Houses.

 430 Old Route 17, Livingston Manor NY, 12758





## Little North is a Kitchen + Market with a 3-bedroom apartment located at the base of the Catskill Park.

Luxury finishes, an airy, open layout, and plenty of outdoor space prime this property for a wide array of potential ventures. Create the cafe or market of your dreams, a serene wellness retreat or sun-lit retail space, a creative art or cooking studio, or an indoor/outdoor children's activity center. Zoned for General Business but classified as commercial and residential mixed-use, Little North is a two-in-one opportunity, with possibilities for living and working in the same building, housing staff, or renting out the apartment as a secondary stream of income.

*Please note that the real estate is available for sale, but Little North the brand is currently not. The commercial equipment is for sale in addition to the listing price - please inquire for details.*



# The Property

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## Top Amentities

- Design-forward mixed use building
  - Recently fully renovated
  - World class commercial kitchen
  - Outfitted for a wine & beer license
  - Expansive backyard with picnic tables
  - 3-bedroom apartment upstairs
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## Property

Acres:1.75

Road: Public road, Commercial & staff parking lots

Outbuilding: Shed

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## Town Taxes

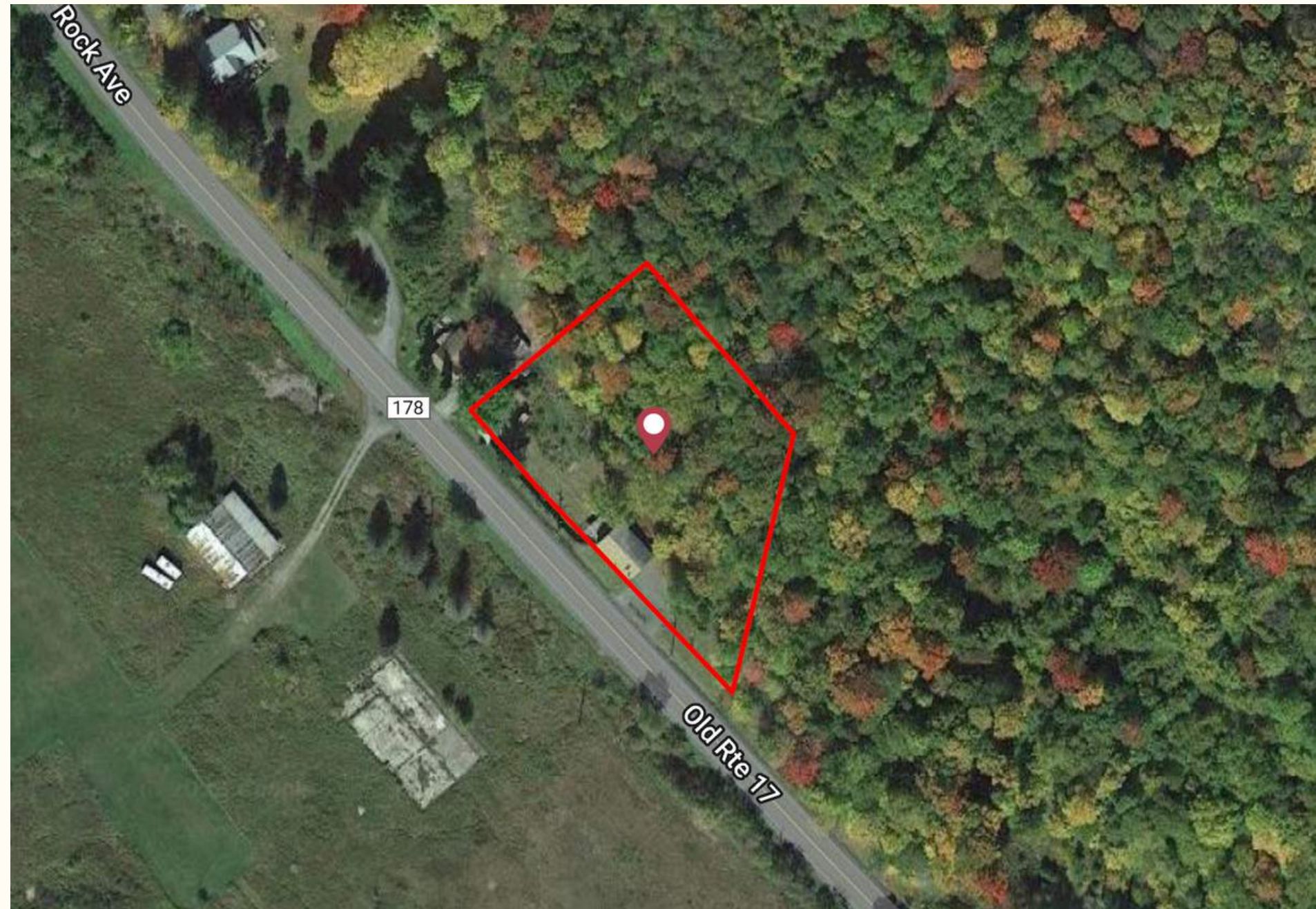
Town: \$3,806

School: \$3,363

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## Connectivity

- Internet: High speed internet
- Cell service: Good connectivity





# Kitchen + Market

## Commercial equipment - \$25k add-on

- Double convection oven
- 18-inch chargrill
- 8-foot walk-in refrigerator
- 6-foot stainless steel worktop refrigerator
- 30" glass-door freezer
- Six-burner range with single oven
- 3-bay sink with two 20-inch drainboards
- 5-foot grab-and-go retail refrigeration case
- 14-foot long stainless steel hood with two new exhaust and two new makeup fan
- 40-lb grease trap
- 100-lb Scotsman ice machine
- 30-inch glass-door refrigerator
- 48-inch refrigerated deli case
- 36-inch heated display case
- Undercounter commercial-grade dishwasher
- Small standalone wine cooler
- Outdoor Picnic Tables

*\*Top Rotisol-France rotisserie available for sale separately.*

## Utilities

- Heat & A/C: Electric Heat pumps, Mini-split
- Fuel: Propane - Cochection oil and propane - commercial ranges, appliances, and water heater
- Cooking Fuel: Propane
- Water heater: On Demand, propane
- Electric: NYSEG, Solar
- Water & Sewer - Little North is on town water and sewer, which (pro tip!) is truly the #1 most important thing when opening a food/drink business.



**Year built** 1975 **Year Renovated** 2022 **Square footage** 1,220











# Apartment Details

## Key Amenities

- Open plan living and dining room
- Built-in storage
- Fully renovated 2021
- Sun-drenched with skylights

## Utilities

- Heat & A/C: Electric Heat pumps, Mini-split, additional electric wall units in stairwell & bathrooms
- Fuel: Propane - Cochection oil and propane
- Water heater: On Demand
- Electric: NYSEG, Solar
- Water & Sewer - Municipal

## Appliances - all new 2021

- Oven/range - electric
- Microwave
- Washer and Dryer
- Dishwasher
- Garbage disposal

## Apartment Contents

Apartment includes: Bedframes and mattresses (one Queen two doubles), kitchen table and chairs, and TV.



**Year built** 1975 **Year Renovated** 2021 **Square footage** 1,220







# Renovation Highlights

## Full renovation completed in 2021:

- New roof installed
- Solar panels installed + owned
- All new flooring upstairs and downstairs
- Brand new cabinetry/countertops/kitchen appliances upstairs (basically never used since, so still brand new)
- French drains installed
- New insulation
- All new fencing around backyard installed
- New patio installed
- New windows
- New bathroom flooring and fixtures
- Garbage disposal installed upstairs
- Brand new metal siding installed on building.

## Commercial renovation completed in 2022:

- New larger capacity on demand hot water heater installed
- Propane installed into building
- 200 amps electricity added to building
- Full front and rear parking lots installed
- French drains installed in parking lot & retainer wall installed in front parking lot
- All-glass garage door added
- New 10-foot window installed into ground floor kitchen
- Full indoor and outdoor speaker system installed
- Custom cabinetry island and counter installed
- Full wall of oak paneling installed & full wall of custom oak retail shelving installed
- ADA compliant bathroom installed
- Wood trim installed
- Retail lighting installed - countertop aged brass pendant lamps from Rejuvenation, swiveling spotlights above retail shelving, and recessed lighting installed throughout kitchen and retail area
- Exterior lights installed
- Glass paneled entry door installed
- Walk-in refrigerator installed with cement pad beneath it



# The Grounds

Buttressed by 1.75 acres of manicured yard and lush forest, Little North embodies the elevated farm-to-table store or country business. Lilac bushes dot the edges of the backyard's privacy fencing. With plenty of room for outdoor seating in the grassy, accessible yard—of a size impossible to find on Main Street—the space is perfect for all fresco events like small weddings, birthdays, private dinners, or a play area for children. Customers park in the 130-foot dedicated parking lot, and there is additional private residential and staff parking in back.



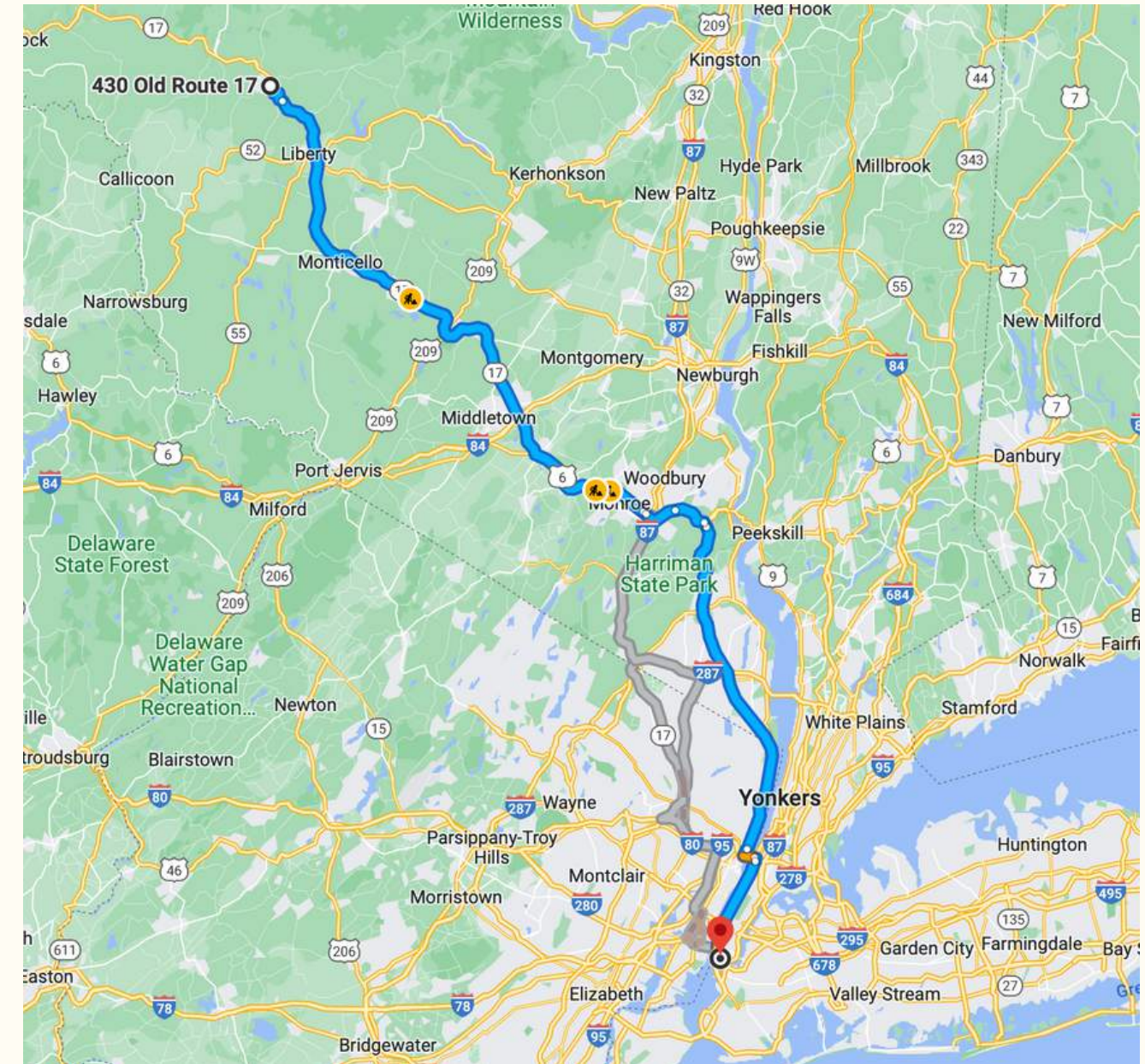






# The Location

Surrounded by greenery and country charm, with relatively few neighbors, the centrally located Little North is the first business off the highway exit, and only a half-mile from Main Street. In addition to its abundance of commercial and residential space, the property is situated at the base of the Catskill Park and across from privately owned land, which the owner plans to preserve, so lush green views will always remain.





# Private Showings

*By Appointment Only:*

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