

# \$995,000 - 33 Orange Avenue, Walden

MLS® #20221187

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## \$995,000

Bedroom, Bathroom, 5,445 sqft  
Commercial on 0 Acres

N/A, Walden, NY

Opportunity to own Sweeney's Irish Pub, the best restaurant/bar in Walden. Sale includes the building, the business, and all restaurant equipment. The building was built in 2004 and is in outstanding condition, with modern and efficient building systems. Central air, full sprinkler, huge basement, full-building emergency generator, security cameras, updated natural gas furnace, municipal water/sewer, handicap accessibility, multiple walk-in coolers, multiple freezers, 10 tap lines, etc. BOH occupancy of 98 people, with appealing sunlit dining & drinking space and a popular outdoor deck with seating along Orange Avenue. Corner lot with great visibility along Route 208/Orange Avenue in the heart of the Village of Walden. Sweeney's is a beloved neighborhood institution, with a solid base of regular customers and strong cash flow - a true turn-key operation. The building also features a beautiful two-bedroom apartment on the second floor that could be occupied by a new owner, or leased to a tenant for additional income. Apartment and restaurant are separately metered for electricity and natural gas.

Built in 2004

## Essential Information

MLS® #	20221187
Price	\$995,000



Square Footage	5,445
Acres	0.11
Year Built	2004
Type	Commercial
Sub-Type	Restaurant
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address	33 Orange Avenue
Area	OOC - MONTGOMERY
Subdivision	N/A
City	Walden
County	Orange County
State	NY
Zip Code	12586

### **Interior**

Heating	FORCED AIR
Cooling	CENTRAL
Has Basement	Yes
Basement	FULL

### **School Information**

District	Valley Central Schools
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### **Additional Information**

Date Listed	May 3rd, 2022
Days on Market	712
Zoning	Mixed-Use