



MARBLETOWN

1300 State Route 213, High Falls, NY, 12440

\$1,595,000

<https://stevehubbardrealestate.com>

For only the second time in its storied 50-year history, the iconic Egg's Nest Restaurant is being offered for sale or for lease. Situated on the best corner of the picturesque hamlet of High Falls, The Egg's Nest is a Hudson Valley institution, beloved by locals, part-time residents, and travelers alike. Its whimsical brightly-colored exterior draws guests in. The restaurant's interior is a floor-to-ceiling work of art that is utterly unique adding discovery and wonder to The Egg's Nest experience. Weekend brunch at The Egg's Nest is a "can't miss" highlight of any Hudson Valley visit, and the evening scene in the warm and intimate Egg's Nest bar forms the beating heart of the High Falls community. Current ownership, which took stewardship of The Egg's Nest from the legendary Richard Murphy in 2016, has invested more than \$700,000 in upgrades and improvements. Top-to-bottom renovations include a state-of-the-art oversized kitchen, a full basement prep area, sun-filled private event space, a tropically-themed dining deck, and a new bluestone patio. In total, the restaurant measures nearly 5,000 square feet plus an additional 2,200 square feet of outdoor space that serves to capture overflow business that often overwhelms the indoor capacity. A new owner can build upon the tremendous success of this long-established venue by unlocking the value of four large renovated rooms on the second floor of the historic restaurant, potentially adding a lodging element to The Egg's Nest experience. Perhaps most critically, the Egg's Nest property includes an enchanting two-story home that has been artistically renovated, providing an exceptionally rare opportunity for a new owner to live on site. The home has always been the residence of The Egg's Nest proprietor, offering a refined Woodstock aesthetic with an open-plan layout on the ground floor and a spectacular loft-like bedroom suite and screened-in sitting room on the second floor. The home's beautiful outdoor spaces include multiple decks and a fire pit area surrounded by mature gardens and trees, creating a truly private oasis in the center of town. If new owners do not wish to live in the home, it would instantly become one of the most sought-after rental units in the region. This offering includes the home, the restaurant building, and the restaurant business and equipment - a true turn-key opportunity. Please continue your discovery of The Egg's Nest and its residence by exploring our associated documents, including a full 3D virtual tour (see "Virtual Tour" for restaurant tour, and "Slide Show" for house tour) along with a detailed floor plan and a narrative of The Egg's Nest Experience (see "Associated Documents"). Guided tours available upon request. Additional information can be found here by searching "High Falls" on LoopNet, or pasting this link into your browser: <https://www.loopnet.com/Listing/1300-State-Route-213-High-Falls-NY/28994116/> This is a co-exclusive.

MLS #: 20240165

Listing Category: Commercial/industrial

Acreage: 0.35

Zone: B1

Area: 7,305 sq ft

Year built: 1869

Age: 100-200

Business Name: The Egg's Nest

Virtual Tour:
<https://my.matterport.com/show/?m=TCn6kCxbG2v&mls=1>

Basement: Finished, Full, Other/see Remarks

Commercial Features: Kitchen Facilites, Patio/decks, Private Restrooms, Public Bathrooms, Security System, Storage Area

Slideshow:
<https://my.matterport.com/show/?m=v7ofVCoyZD8&mls=1>

INTERIOR FEATURES

Flooring: Hardwood, Mixed

Cooling/Air Conditioning: Ductless Split Ac Units

UTILITIES

Heat Source: Baseboard, Ductless Mini Split Sys

Water: Municipal

Sewer: Septic In-ground

Heating Fuel: Electric, Oil

Electricity: 400 Amps

EXTERIOR FEATURES

Construction: Frame/stick

Road Frontage: State Road

Other Buildings: Additional Living Unit, Office

Lot Dimensions: 105 X 145

LOCATION DETAILS

Area/Town: Marbletown

County: Ulster County

School District: Rondout Valley Schools

Directions: Center Of High Falls. Northwest Corner Of Route 213 & Bruceville Road. Park In Main Egg's Nest Parking Lot.

LISTED BY

Office Name: Corcoran Country Living


Agent Last Name: Taylor

Agent 2 Last Name: Eyler

Office 2 Name: New Paltz Properties

Agent 2 First Name: Matthew Felicity

Post Updated: 2024-01-23 10:30:16



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