



**155 Main  
High Falls, NY 12440  
For Sale: \$750,000**

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Type: Single Family  
MLS#: 20255006  
Square Footage: 0  
Taxes: \$6,960  
Year Built: 1880

Rare opportunity to own "The Spy", an established and well-loved restaurant in one of the Hudson Valley's most desirable locations, High Falls. Make it your own and watch it grow into whatever you envision. With great visibility and frontage on Rt 213 as well as access from Orchard Lane (pvt rd), this property has so much to offer. Your business will flourish with patronage from all the locals in the area plus all the dual residents. With only a handful of restaurants around, this favorite spot offers amazing potential. There are two dining rooms, seating for up to 65, a stunning screened porch that can seat up to 30, and a custom bar that potentially seats 10. The current layout can accommodate both a private function and regular business at the same time. A turnkey operation with lots of potential for business expansion on over 2 level areas on over 2 acres of beautiful outdoor space. Current Board of Health has approved seating for 65. Lots of land for potential septic expansion. A wedding venue? Outdoor dining? Tented entertainment? Retail space? Let your imagination run wild. Lots of parking as well- 35 cars (plus 10 employee spaces) without expansion. With a great local presence, how can you miss!! If owning a restaurant has been your dream, here is a chance to make your dream come true. Property has a septic system, Municipal water and a private well. Restaurant use is approved, and property is being offered AS IS. Any expansion would be subject to all necessary approvals. Sweet outbuilding awaits...

### **Listing Details**

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Asking Price: \$750,000	Taxes: \$6,960	Status: Active
Type: Single Family	MLS ID: 20255006	Last Update: 11/12/2025
Added: 90 Day(s) Ago		

### **Property Details**

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Address: 155 Main	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bathrooms: 0
Siding: Frame	Year Built: 1880	

### **Location Details**

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Lot Size: 2.33 Acres	Lot Description: Garden, Landscaped, See	Water Front: No
Water Access: No		

### **School Details**

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School District: Rondout Valley

### **Heating, Cooling, & Utility Details**

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Heat Type: Baseboard	Water Type: Public	Sewer Type: Septic Tank
Air Conditioning: Ductless		

### **Broker Details**

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Howard Hanna Rand Realty

Amy Levine