

FOR SALE



For More information: Steve Cronin - 518.469.2836 - steve@croninreny.com

Cronin Real Estate NY - 11 Herbert Drive - Latham, NY 12110

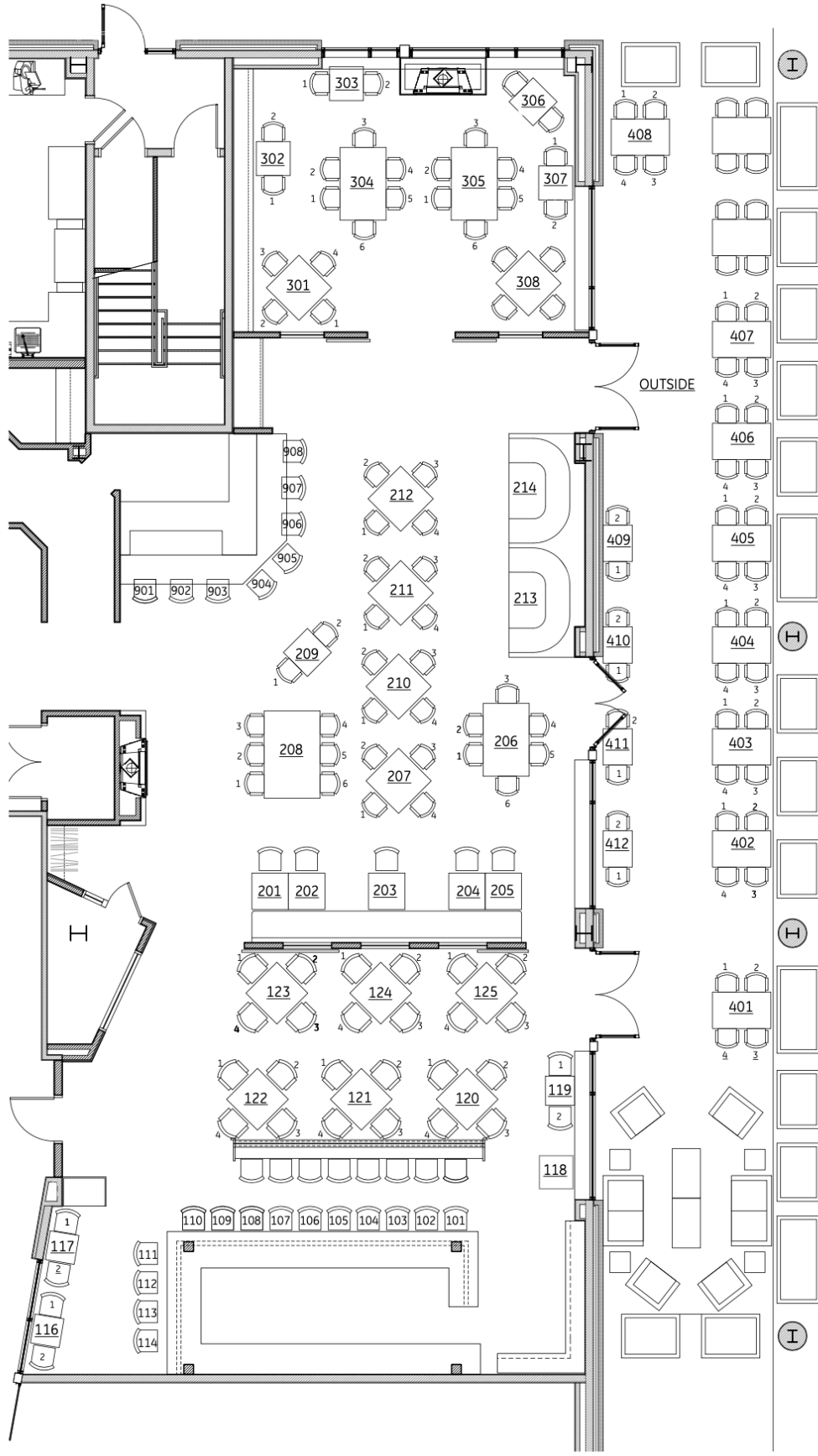
THE GLASS TAVERN



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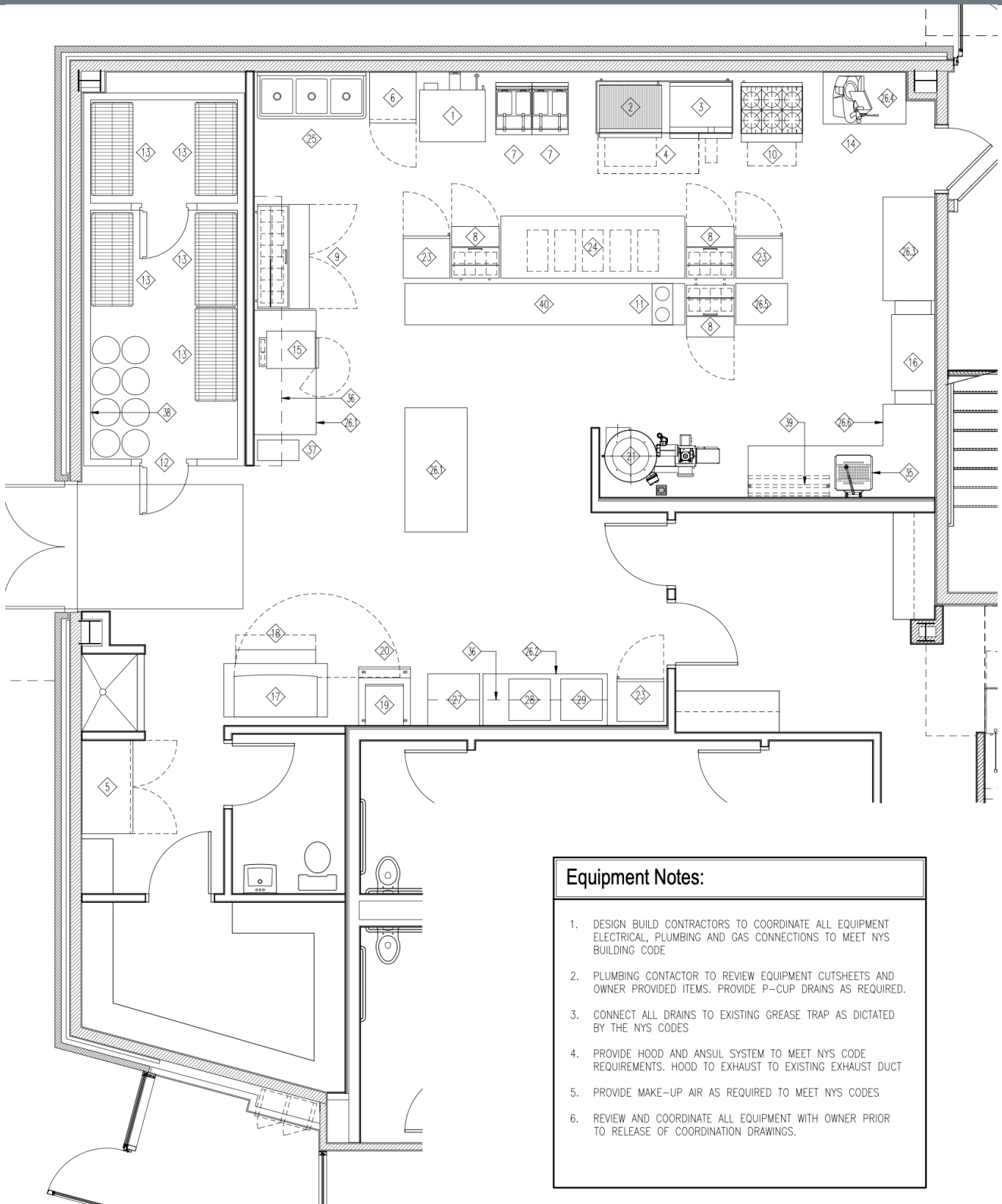
THE GLASS TAVERN - SEATING PLAN



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THE GLASS TAVERN - KITCHEN LAYOUT



- Equipment Notes:**
1. DESIGN BUILD CONTRACTORS TO COORDINATE ALL EQUIPMENT ELECTRICAL, PLUMBING AND GAS CONNECTIONS TO MEET NYS BUILDING CODE
 2. PLUMBING CONTACTOR TO REVIEW EQUIPMENT CUTSHEETS AND OWNER PROVIDED ITEMS. PROVIDE P-CUP DRAINS AS REQUIRED.
 3. CONNECT ALL DRAINS TO EXISTING GREASE TRAP AS DICTATED BY THE NYS CODES
 4. PROVIDE HOOD AND ANSUL SYSTEM TO MEET NYS CODE REQUIREMENTS. HOOD TO EXHAUST TO EXISTING EXHAUST DUCT
 5. PROVIDE MAKE-UP AIR AS REQUIRED TO MEET NYS CODES
 6. REVIEW AND COORDINATE ALL EQUIPMENT WITH OWNER PRIOR TO RELEASE OF COORDINATION DRAWINGS.

1 Kitchen Equipment Plan
 A601 SCALE: 1/4" = 1'-0"

The Glass Tavern Enhancements:

Acoustics: Eat and have a conversation – what a concept. The ceiling was engineered with sound absorbing panels. Carpeting was also utilized in non-traffic areas to help dampen unwanted sound.

Music: The GT has a well thought out, high-end Bose speaker system - adjustable by the Control 4 management system or your smart phone. There is a separate hook up for bands and entertainment to run their music throughout the restaurant and outdoor area as desired.

Lighting: A state of the art Control 4 management system can automatically control lighting levels.

Security Cameras: The restaurant comes with a 23-camera security system with cameras located both inside and outside.

Fireplaces: The GT has two gas fireplaces installed in the restaurant - both are designed to exhaust 50% of the heat, so as not to overheat the rooms.

Wine Display: The restaurant's entrance has an impressive wine display room. It is visually impressive and has a functional air conditioner to keep wine at the proper storage and serving temperature.

Bathrooms: The bathrooms were well thought out in design and appointments to give a high-end experience – a missing touch in other restaurant bathroom experiences. Both have wall-mounted TV's that can run photos in a loop or can be set to a cable channel.

TV's: The restaurant comes with 3 TVs in the Bar/Lounge area, 1 smart TV in the Library Room (Hidden Behind a Painting), and in the bathrooms, as previously mentioned.

Patio Furniture: Outside patio tables and chairs are included with the restaurant. Potential layouts would allow for up to 70 outdoor dining seats or 50 dining seats and a lounge area. Included are mobile planters/area dividers that meet NYS Liquor Authority separation requirements. All lighting and sound outside is managed by the aforementioned Control 4 system!

Cooking Oil Management System: The kitchen is plumbed for a Cooking Oil Management System. Outside hookups allow for the oil companies to recycle used/waste oils and refill the tanks with new oil. Tanks are typically included in the contract with oil companies.



Located at 115 Saratoga Rd. - Glenville, NY

BUSINESS FEATURES:

- Located in Busy Multi Use Building
- Indoor and Outdoor Seating
- Plenty of Parking
- All Fixtures, Furniture and Equipment
- Very Active and Growing Community



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