

FOR SALE

CLASS A RESTAURANT & EVENT CENTER

3535 Walters Road, Syracuse, NY 13209



PROPERTY DESCRIPTION

Presenting a unique turn-key investment opportunity consisting of a spectacular 16,400 +/- SF upscale restaurant and event center. This building was erected in 2008 and thoughtfully renovated in 2024 with high end finishes throughout. It has a fully equipped kitchen with a full service restaurant, two separate bars, banquet rooms and a large event center with a stage. The property is adjacent to a Holiday Inn Express offering a steady flow of customers. The property's 22 acres provides plenty of parking and expansion opportunities. This property is ideal for weddings, concerts, company events, and more! The full service restaurant is open daily. Built for entertainment with contemporary amenities and a prime position within the Upstate New York area. Management is in place, along with a staff of 45. This successful operation is ready for you to take over the reigns.

This is a Confidential Listing therefore a signed NDA is required for additional information.

Contact Agent for details.

PROPERTY HIGHLIGHTS

- Turn-Key Restaurant & Event Center
- Full Staff in Place
- 16,400 SF Modern Building
- Situated on 22+/- Acres
- Two Bars & Event Center With Stage
- Fully Equipped Kitchen
- Built in 2008, Renovated in 2024
- Brand New HVAC Units
- High End Finishes Throughout
- Regular Sold Out Events
- Convenient Upstate New York Location
- Sits Next To A Holiday Inn Express
- Ready for Concerts, Weddings, Parties & More...

TOM LISCHAK, CCIM

315.430.0443

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Sale Price	\$4,900,000
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LOCATION INFORMATION

Building Name	Class A Restaurant & Event Center
Street Address	3535 Walters Road
City, State, Zip	Syracuse, NY 13209

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
Zoning	PUD
Lot Size	22.1 Acres
APN #	055-04-02.7, 055-04-02.8, 055-04-02.1

UTILITIES & AMENITIES

Building Size	16,400 SF
Building Class	A
Year Built	2008
Year Last Renovated	2024
Condition	Excellent

Handicap Access	Yes
Central HVAC	Yes
Restrooms	7
Gas / Propane	Yes



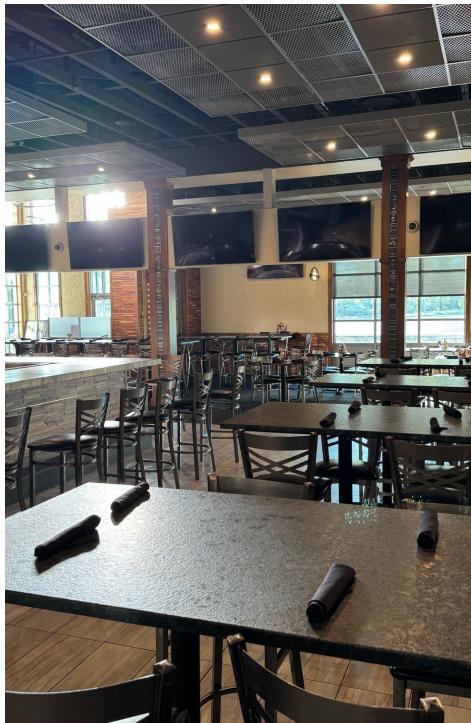
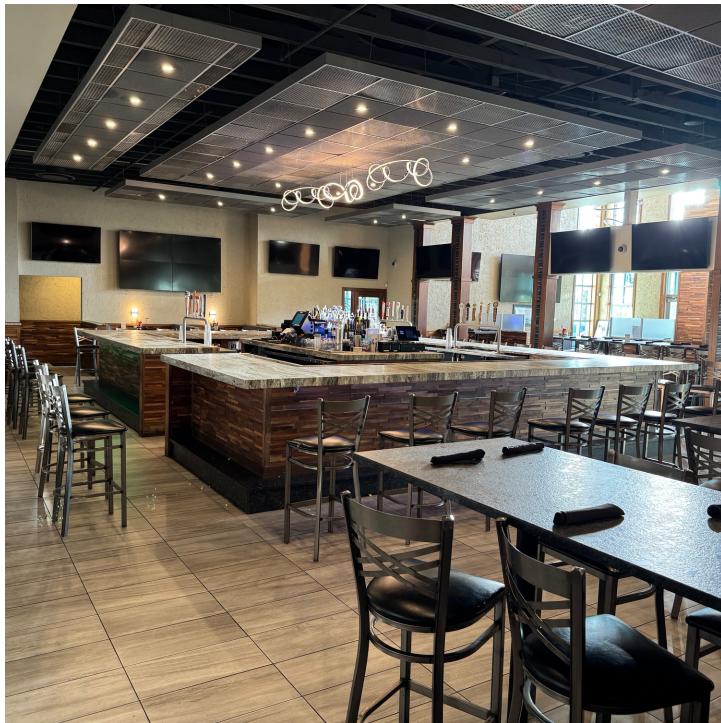
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BRIDGEWAY
COMMERCIAL REALTY, LLC

INTERIOR PHOTOS

CLASS A RESTAURANT & EVENT CENTER

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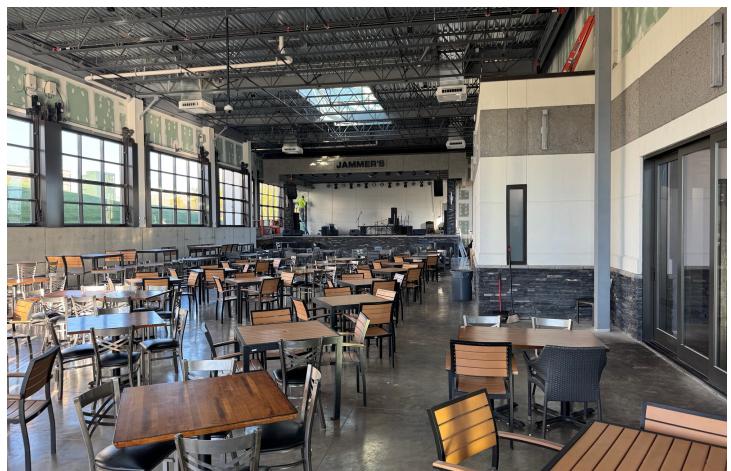
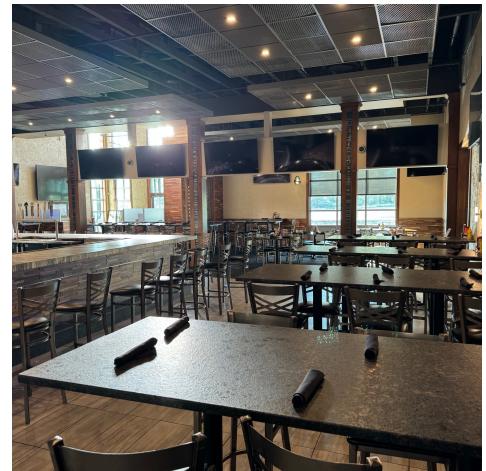
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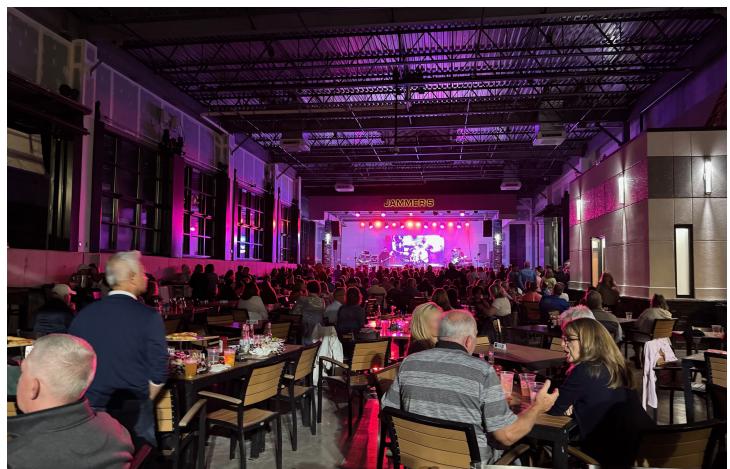
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QUALITY THROUGHOUT

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 **BRIDGEWAY**
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MODERN KITCHEN

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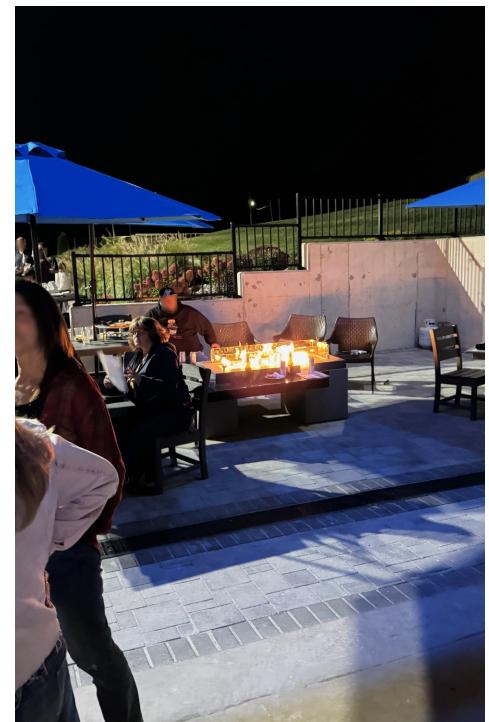
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BRIDGEWAY
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RECENT EVENT

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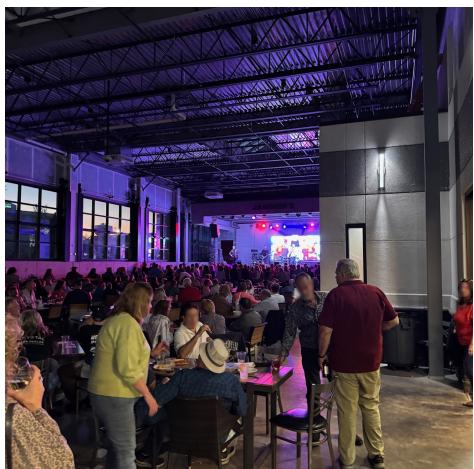
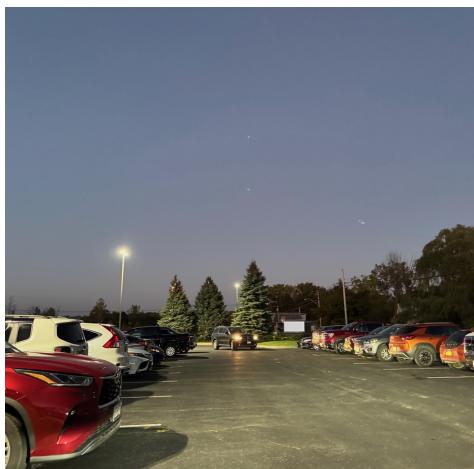
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EVENT PHOTOS

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BRIDGEWAY
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22+/- ACRES

EASY HIGHWAY ACCESS

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