

SALE

THE FARMHOUSE

3117 New York 22 Patterson, NY 12563



PROPERTY DESCRIPTION

Completely rebuilt 2021, everything brand new.
Restaurant indoor & outdoor dining. Serving hamburgers, hot dogs, pizza, sandwiches, ice cream and more.
separate gazebo serving Clam Bar.
Studio/Office 2nd. floor.
Full basement.
All appliances and mechanicals brand new.

PROPERTY HIGHLIGHTS

- Fully equipped kitchen.
- Indoor /outdoor dining.
- Gazabo serving clam bar.
- 153 feet frontage on Route 22.
- Traffic count southbound 10171.
- Parking 50+ spaces.
- Outdoor patio & deck.
- HVAC 11 Tons 3 zones.
- Electric 3 phase 400 amps.
- Natural gas.

OFFERING SUMMARY

Sale Price:	\$1,499,000
Lot Size:	0.8 Acres
Building Size:	3,825 SF
Zoning:	C
APN:	372400-004-000-0001-039-000-0000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	319	2,243	9,242
Total Population	887	6,687	24,378
Average HH Income	\$107,274	\$107,473	\$111,236

Barry Synnott
914 907 5487

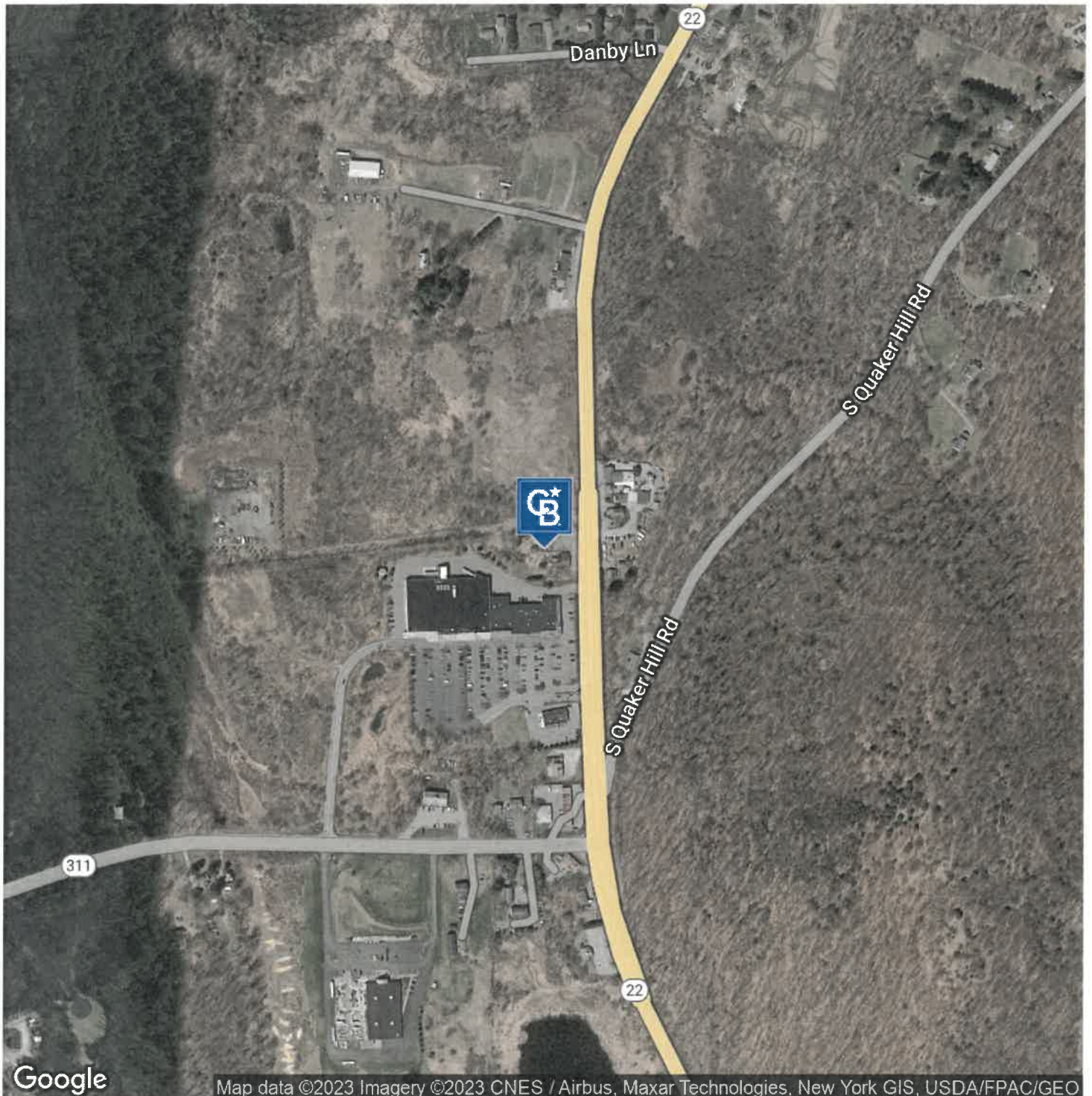


COLDWELL BANKER
COMMERCIAL
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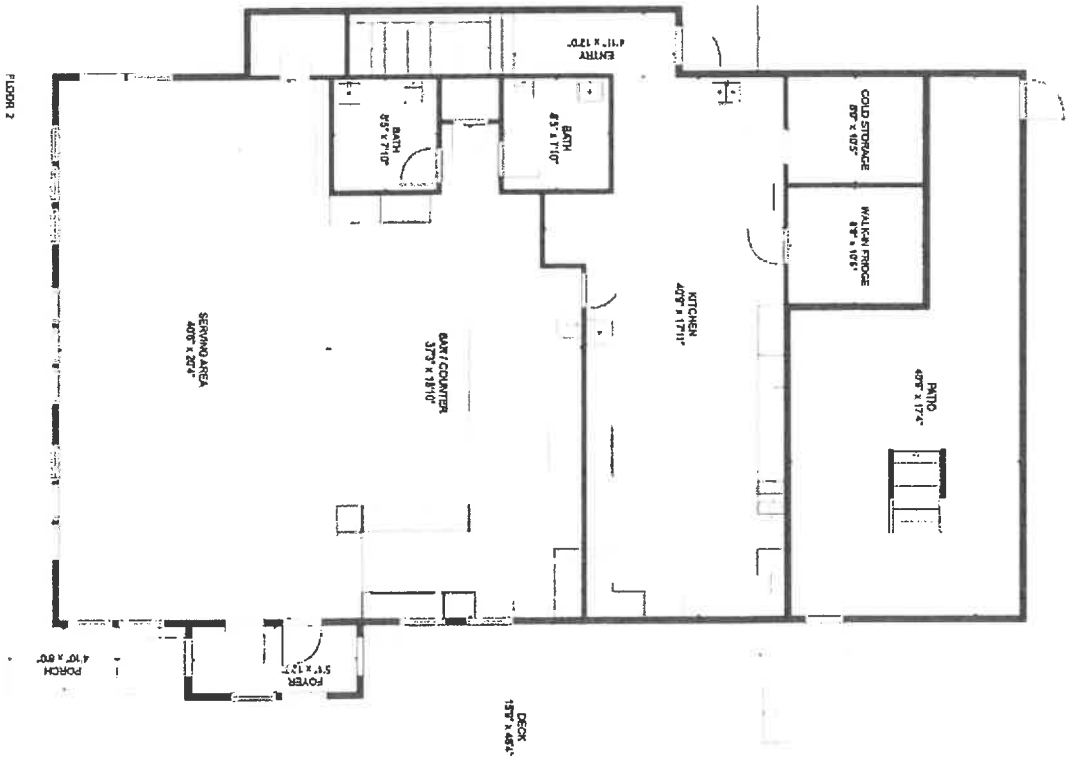
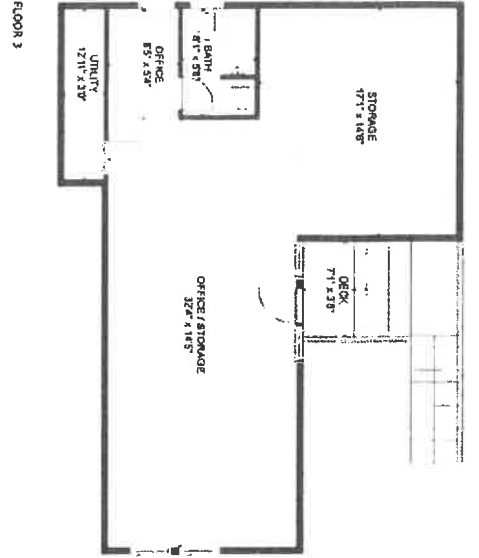
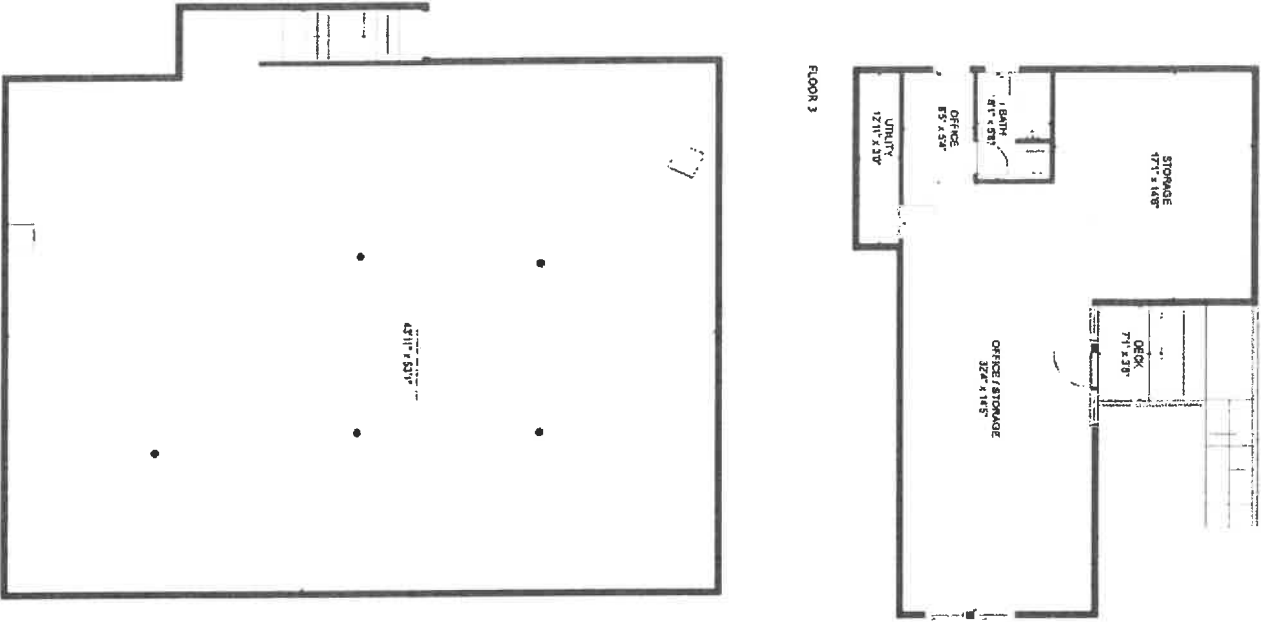
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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

UTILITIES:

- 3 phase 400 amp electric
- natural gas service
- 2000 gallon grease trap
- 1500 gallon septic tank
- hostess on demand hot water
- private well with new pump
- 11 ton air conditioning units

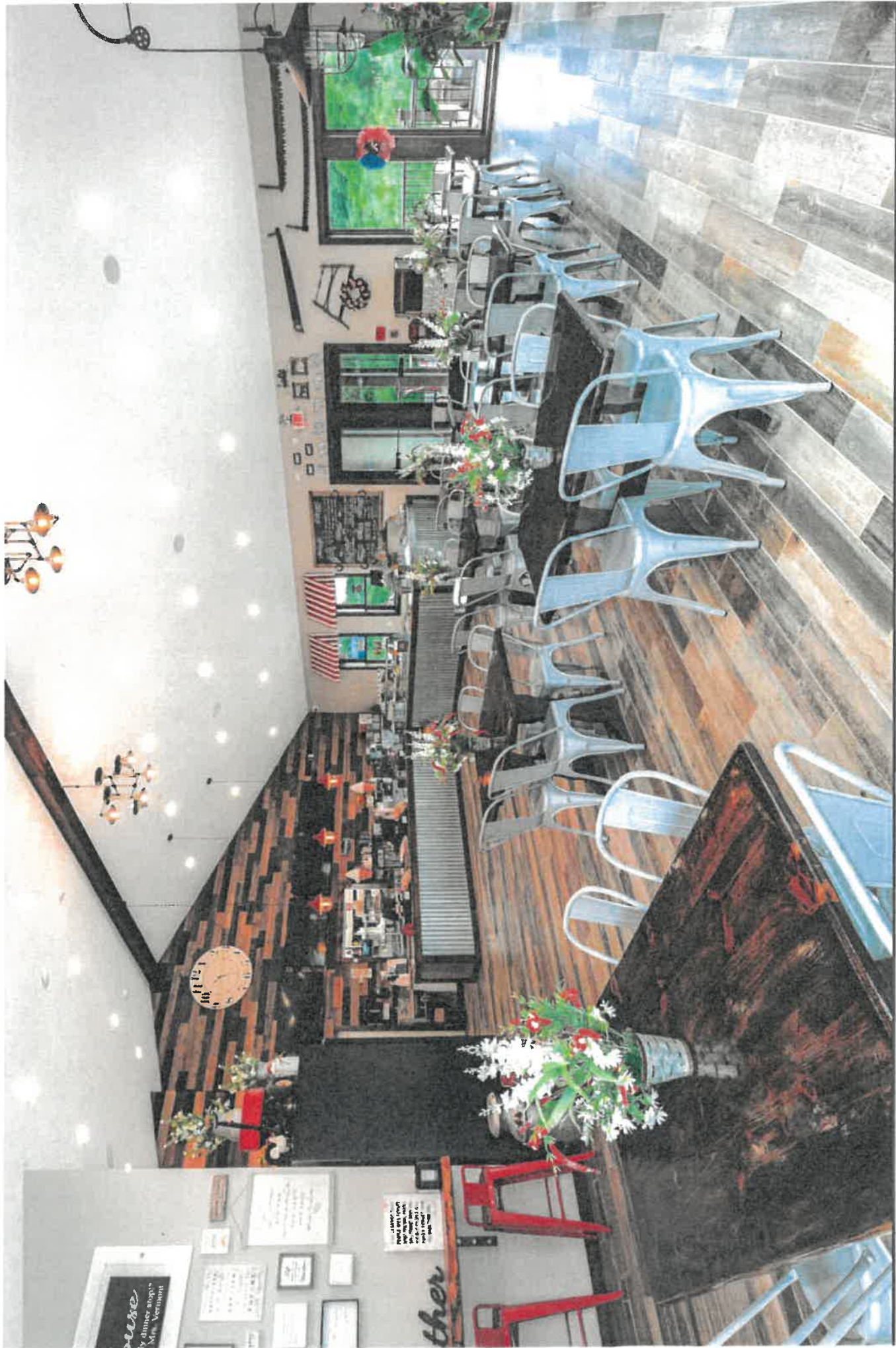
EQUIPMENT:

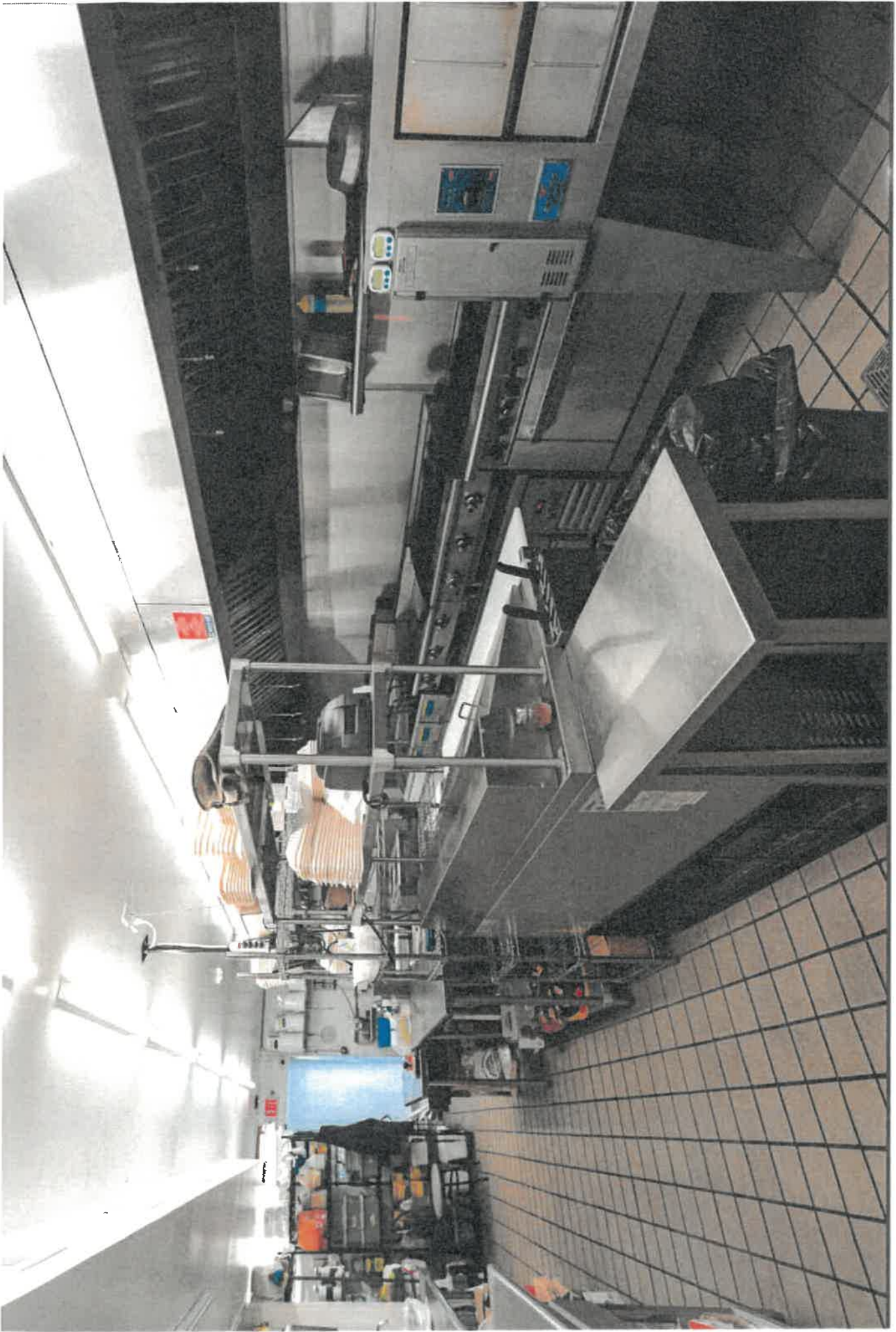
- Bakers Pride single pizza oven
- American range 6 burner range
- Starmax 3' char broiler
- Starmax 3' flat top
- Ikon 4 drawer refrigerated base
- 3 Pitco fast recovery fryers
- 4 bay steam table
- Ikon 5' prep station
- Dukers 6' pizza prep station
- Pitco french fry warmer
- Hobart 60 qt mixer
- Ice-o-matic ice maker
- 8' x 12' walk in refrigerator
- 8' x 12' walk in freezer
- 21' Ansul system and Hood
- 2 Taylor soft serve ice cream machines
- BeverageAir 5' ice cream prep station

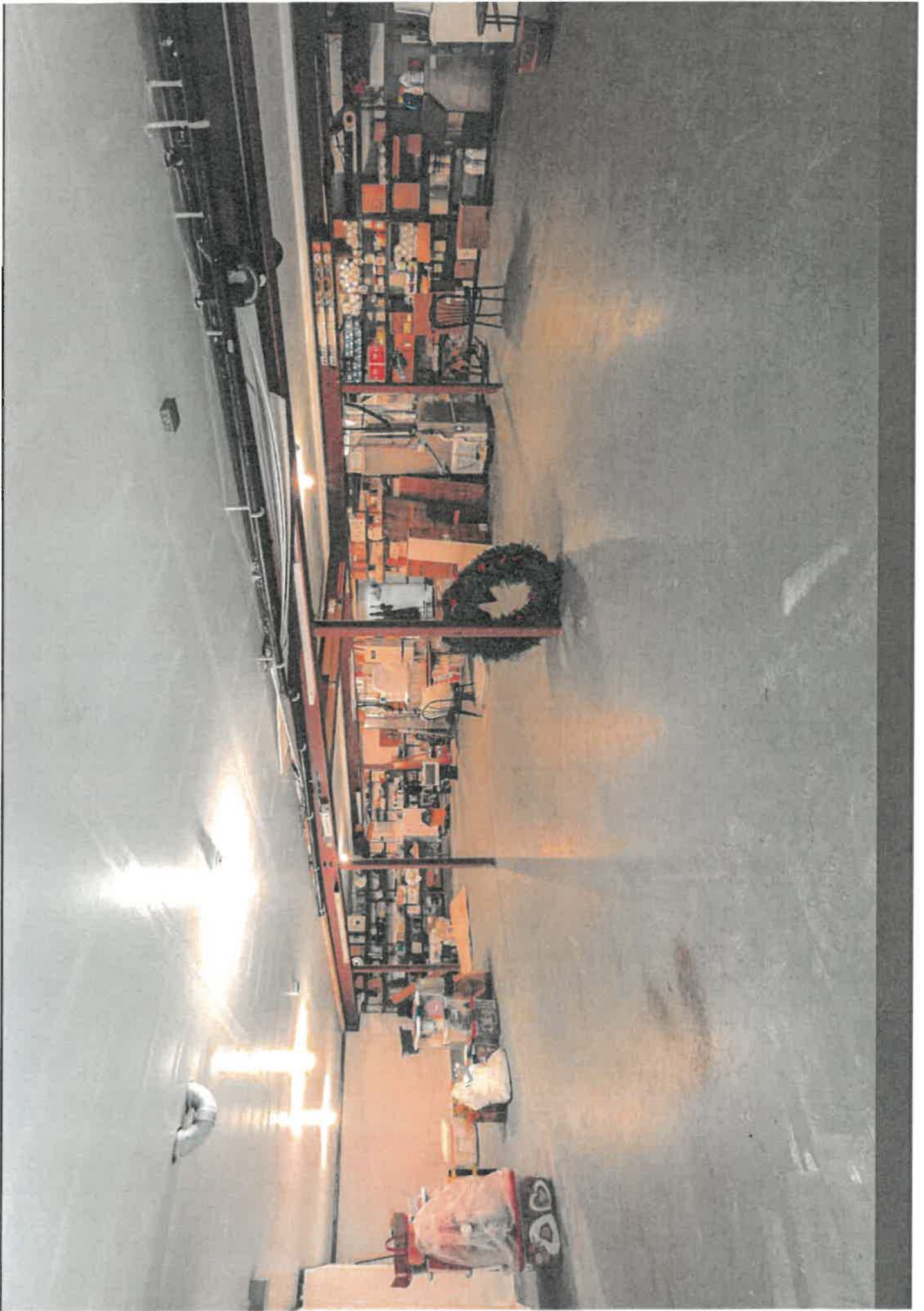


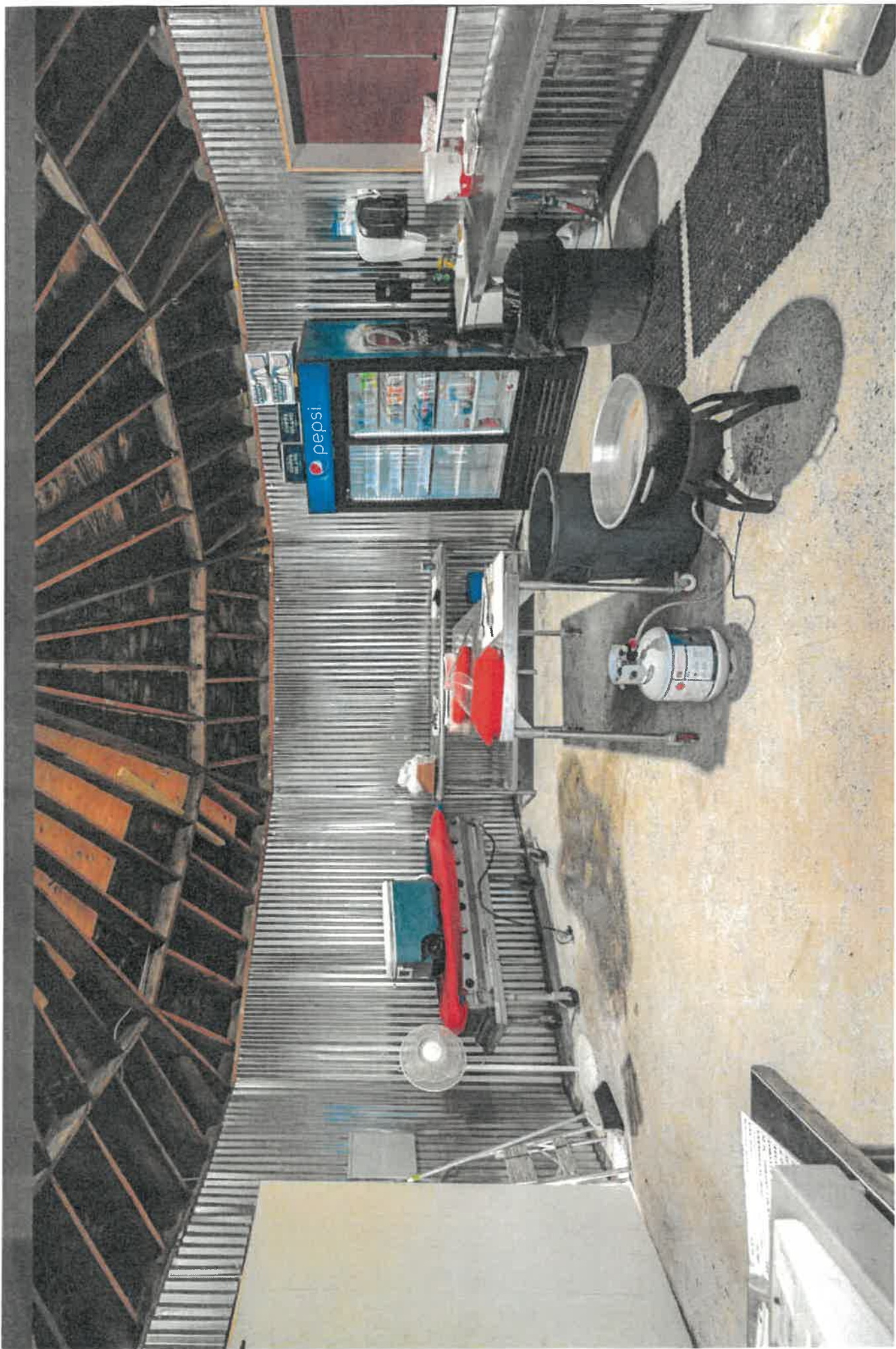


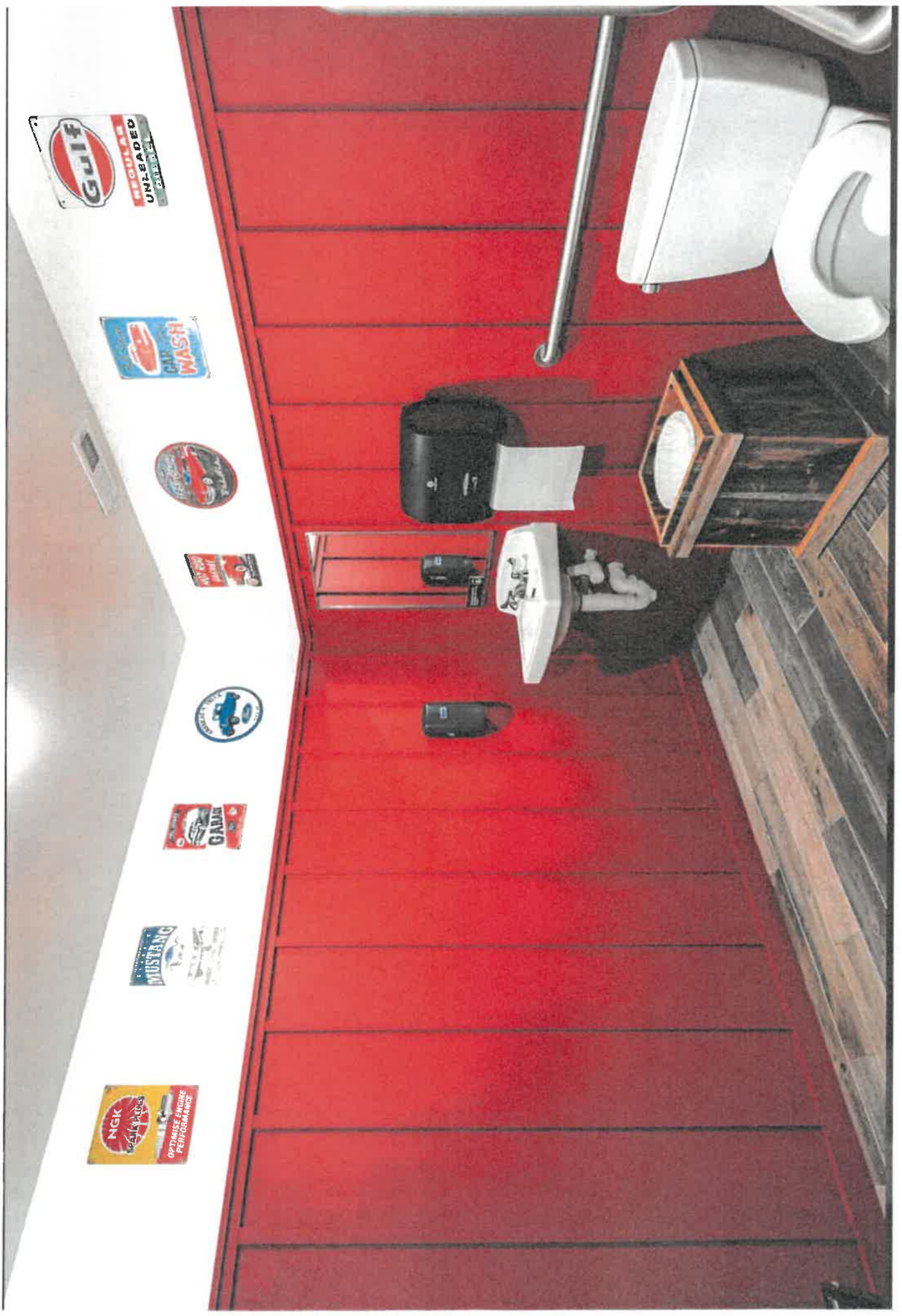












Gulf
REGULAR
UNLEADED
GULF

WASH
CAR WASH



FORD
FORD



GM
GM

MUSTANG
MUSTANG

NGK
SPARK PLUGS
OPTIMIZE ENGINE PERFORMANCE