



REAL ESTATE

176 US Oval, Plattsburgh, NY 12903
(518) 324-4500 | FesetteCommercial.com

OFFERING MEMORANDUM 28 NORTH BOWL LANE, PLATTSBURGH NY

Bowling Center | Bar | Restaurant

THE ONLY BOWLING CENTER IN CLINTON COUNTY



OFFERED EXCLUSIVELY BY:

NEIL FESETTE, CCIM, CPM, REAL ESTATE BROKER & OWNER

(518) 726-0149 | Neil@FesetteRealty.com

FOR SALE **\$3,200,000**

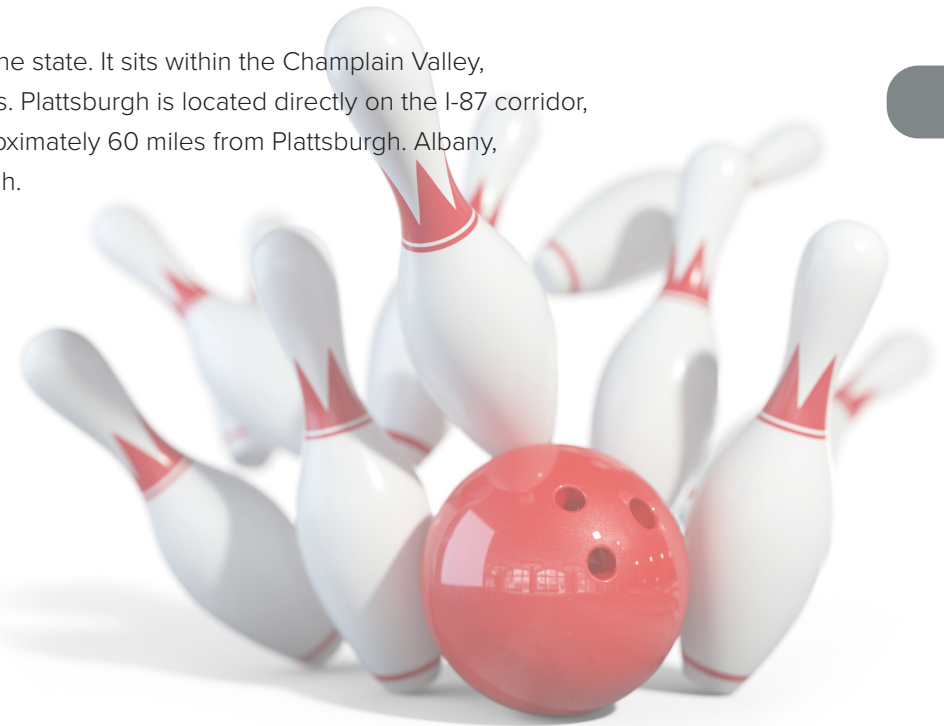
Executive Summary

FESETTE COMMERCIAL IS PLEASED TO OFFER NORTH BOWL LANES FOR SALE.

This is a rare opportunity to invest in a North Country landmark business. The bowling center consists of 32 synthetic lanes with upgraded scoring equipment, a full-service restaurant/bar and a fully equipped pro-shop. The property is situated on a 2 acre parcel with ample parking for customers and staff.

North Bowl Lanes is located directly off I87 at exit 39. The bowling center is an entertainment hotspot for locals and tourists alike. The closest bowling center in New York over 50 miles away, making North Bowl Lanes the primary bowling center in the Champlain Valley. The owners have established a loyal clientele with 20 leagues, numerous yearly tournaments, fundraising events, birthday parties and other bowling related events throughout the year.

Plattsburgh is the county seat of Clinton County, located in the northeast corner of the state. It sits within the Champlain Valley, on the western shore of Lake Champlain and the edge of the Adirondack Mountains. Plattsburgh is located directly on the I-87 corridor, which stretches from Montreal, Quebec, Canada to New York City. Montreal is approximately 60 miles from Plattsburgh. Albany, the state capital, is 150 miles away, while New York City is 300 miles from Plattsburgh.



Property Details

28 NORTH BOWL LANE

BOWLING CENTER | BAR | RESTAURANT

FOR SALE \$3,200,000

THE OFFERING

PARCEL ID: 194.-1-15

DEED INSTRUMENT: 2008221192

ADDRESS: 28 North Bowl Lane
Plattsburgh NY 12901

ZONING: SC

SCHOOL DISTRICT: Beekmantown

PROPERTY TAXES: \$17,202

SCHOOL TAX: \$10,866

COUNTY TAX: \$6,336

SITE DESCRIPTION

LAND SIZE: 2.10 AC

BUILDING SIZE: 27,806 SF

YEAR BUILT: 1959

PARKING: 70 +/-

CONSTRUCTION

STRUCTURE: Masonry

ROOF: Rubber Membrane<6 yrs old

SIDING: Block

UTILITIES

WATER: Town of Plattsburgh

SEWER: Town of Plattsburgh

ELECTRIC: NYSEG 800 Amps

HVAC: <10 years old.
Central rooftop units
Natural gas...on-street NYSEG
Serviced by E.T. Harris and
Sons

SPRINKLER SYSTEM: No - not required

Operating Details

North Bowl is a second generation Bowling Center owned and operated since 1966.

It is also the home to 7 high school bowling teams.

Employees

In addition to 13 employees, the four owners are actively involved in the business. These employees service the bowling center, pro shop, bar and restaurant. The owners receive a salary while the employees are paid hourly. For a full breakdown of the employment schedule, see page X.

Pro Shop

The pro shop sells over 500 new bowling balls a year along with numerous pairs of shoes. Sales also include repairs and drilling of new and used bowling balls.

Infrastructure

The bowling center is equipped with 32 AMF 8230 ball return machines. There is a small on site warehouse of parts that are used to instantly service these machines. The lighting in the bowling center has been upgraded to energy efficient florescent bulbs.

Miscellaneous Income

The bowling center also draws income from The New York State Lottery, an ATM and vending machines.

Expansion Opportunities

The bar/restaurant area could easily be upgraded to a restaurant that not only serves visitors of the bowling center, but a destination eatery for all to enjoy. To provide more entertainment, there is also the possibility to convert some of the 32 lanes into a family fun center with an arcade.

Hours of Operation

MAY 1ST TO SEPT 1ST

Sun/Mon.....Closed
Tue/Thurs6pm-10pm
Wed11am-3pm, 6pm-10pm
Fri/Sat6:30pm-12am

SEPT 1ST THRU MAY 1ST

Sun11am-10pm
Mon4pm-10pm
Tue4pm-10pm
Wed10am-10pm
Thur12pm-11pm
Fri10am-12am
Sat8am-12am

Bowling Price List

RATES VARY THRU OUT THE WEEK:

WEEKDAYS M-F

Open bowling.....**\$4.75** per game
\$4.50 for seniors, children,
active military and
college students.

WEEKENDS SAT/SUN

Before 6pm.....**\$25** per hour for one lane
(up to 5 people)
After 6pm.....**\$30** per lane

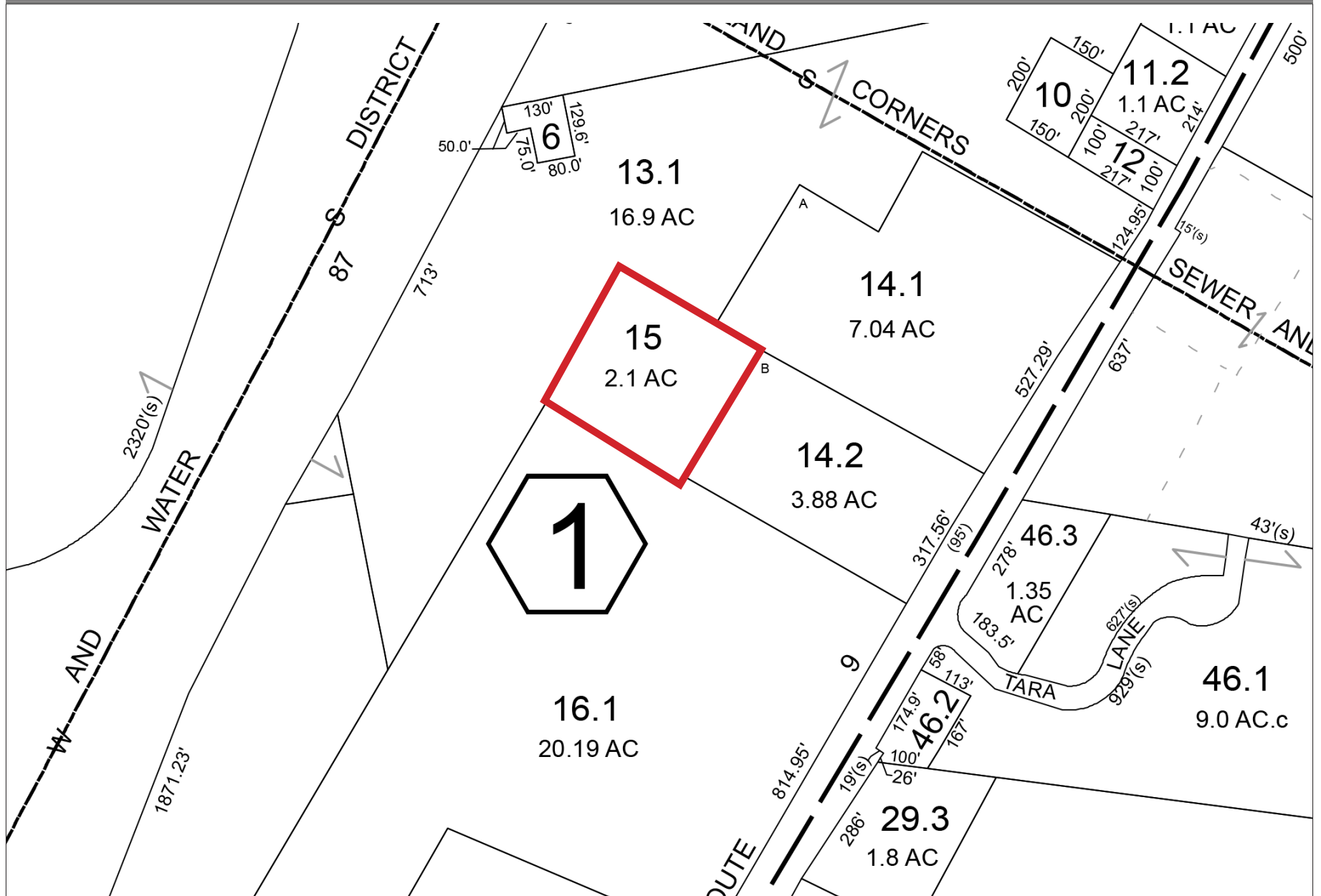
LEAGUES

Evening Leagues - 34 weeks
\$12/week per person (\$4.00 per game)
Day and kid leagues - 34 weeks
\$10.50 per week per person (\$3.50 per game)
Shoe rental.....**\$3.00** per pair.

EVENTS

29 Leagues/1004 League Bowlers
15 to 20 tournaments
10-15 charity Bowl-A-Thons
Over 200 birthday parties
Numerous corporate, SUNY Plattsburgh and
school field trips

Tax Map





32 LANES

BUMPERS ON EVERY LANE

PLASTIC GUTTERS

SYNTHETIC LANES



Restaurant Menu

Beverages

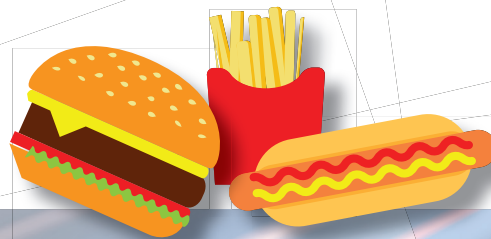
SODA-SMALL (16 oz.)	2.25
SODA-MEDIUM (24 oz.)	2.75
SODA-LARGE (32 oz.)	3.25
SODA-PITCHER	8.00
COFFEE-SMALL	2.25
COFFEE-LARGE	2.75
WHITE MILK	2.75
HOT CHOCOLATE	2.50
JUICE	2.75
TEA	2.25

Appetizers

MAC & CHEESE BITES	4.50	NACHOS OR SOFT PRETZEL W/CHEESE OR SALSA	4.25
FRIED PICKLES	4.50	EXTRA-CHEESE, SALSA, CHIPOTLE SAUCE	
ONION PETALS	4.50	2 oz	.50
JALAPENO POPPERS	4.50	4 oz	1.00
MOZZARELLA STICKS	4.75	ADD-ONS	
SPICY CHEESE CURDS	4.75	CHEESE, LETTUCE, TOMATO	.50 ea.
BREADED MUSHROOMS	5.00	BACON (2 SLICES)	1.75
PIZZA LOGS	5.50	DIPPING SAUCES	.25 ea.
QUESADILLA W/CHICKEN & CHEESE	5.00		

Sandwiches and More

GRILLED CHEESE	3.75	BACON OR SAUSAGE, EGG & CHEESE MUFFIN	4.25	FRENCH FRIES -SMALL	2.50
BLT	4.50	CHICKEN FINGERS W/FF	7.75	FRENCH FRIES -MEDIUM	4.50
CHICKEN PATTIE	4.75	BONELESS BUFFALO WINGS	7.50	FRENCH FRIES -LARGE	6.75
HAMBURGER	4.00			ONION RINGS	4.00
HAMBURGER DELUXE W/FF	7.25			POUTINE -SMALL	3.50
FISHBURGER	4.75			POUTINE -MEDIUM	5.50
HOT DOG	2.50			POUTINE -LARGE	7.75
MICHIGAN	3.00				



Photos



Photos

Bar/Lounge



Snack Bar



Pro Shop

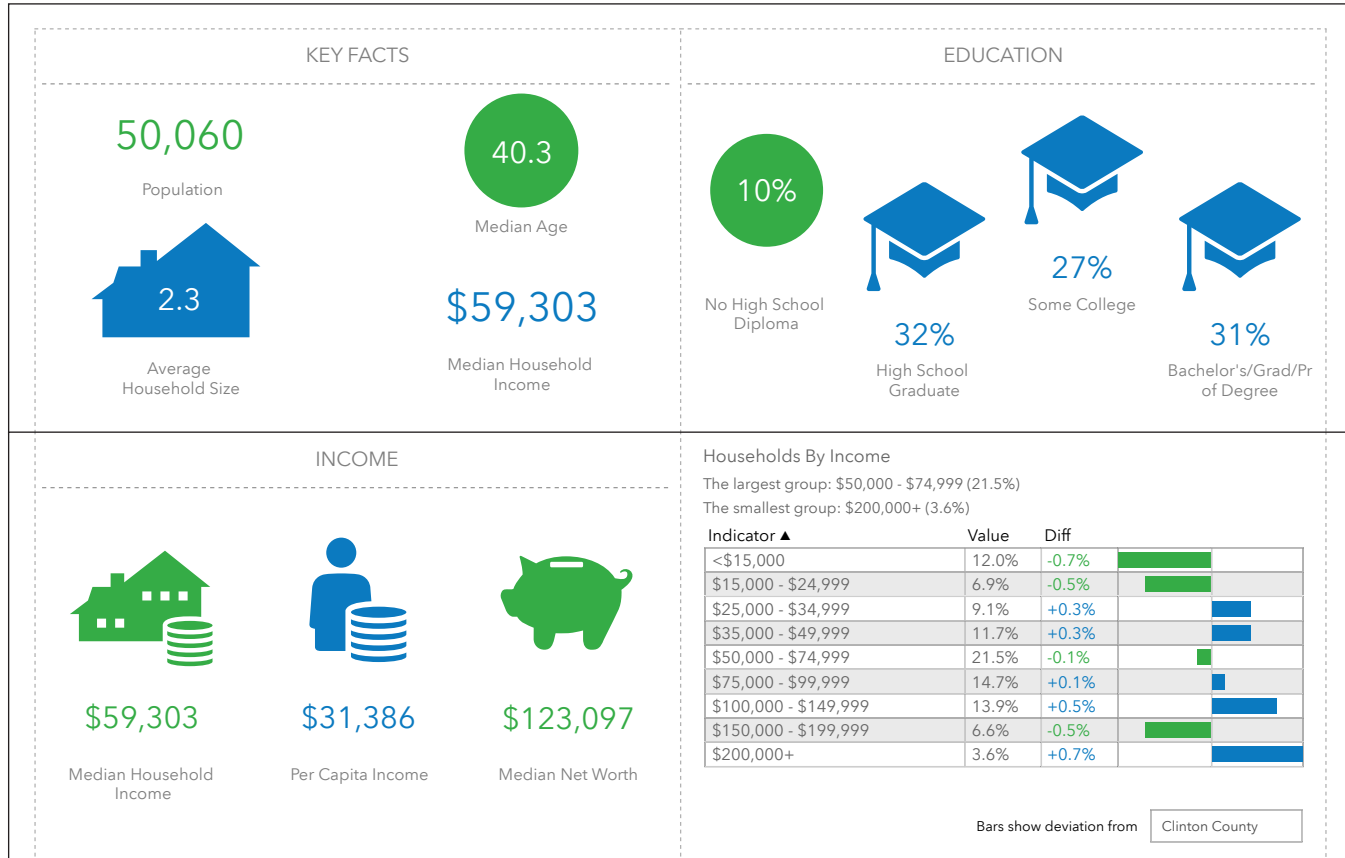


Aerial Photos



Community Profile

10 MILE RADIUS



POPULATION SUMMARY	5 MILE RADIUS	10 MILE RADIUS
2021 Total Population	28,255	50,060
2021 Total Daytime Population	34,968	53,270
Workers	20,807	28,511
Residents	14,161	24,759

Surrounding Retail



Plattsburgh, NY - Rated #8 Micro City

PLATTSBURGH IS RANKED A TOP TEN MICROPOLITAN CITY IN NORTH & SOUTH AMERICA FOR ECONOMIC DEVELOPMENT!¹

HERE'S WHY:

1. PROXIMITY TO CANADA

- 60 miles from Montreal, Canada.
- Within a 5 hour drive of Toronto—Canada's largest city.

2. RAIL, HIGHWAY AND PORT ACCESS

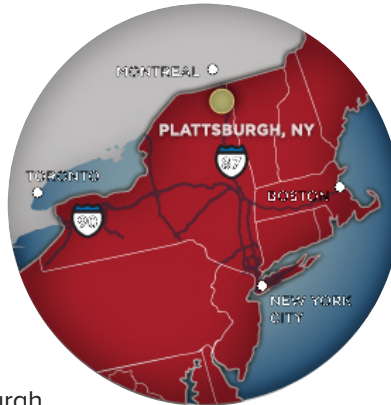
- Direct access to Interstate 87. Plattsburgh is located on the I-87 Corridor, which stretches from Montreal, QC Canada to New York City.
- Interstate 90, the nation's longest interstate highway connecting the east and west coasts, is within a two hour drive.
- Located on the main rail line for Canadian Pacific, which connects New York City to Montreal.
- Three large, deep water ports provides easy access to some of the largest metropolitan areas in North America.

3. HOME TO A COMMUNITY COLLEGE AND STATE UNIVERSITY

- State University of New York (SUNY) at Plattsburgh enrolls approximately 5,700 students in over 60 disciplines.
- Clinton Community College offers over 20 degree programs and seven certificate programs to its approximately 2,300 students.

4. WORKFORCE AVAILABILITY

- Institute for Advanced Manufacturing at Clinton Community College preparing a 21st century workforce
- Specialized workforce development infrastructure

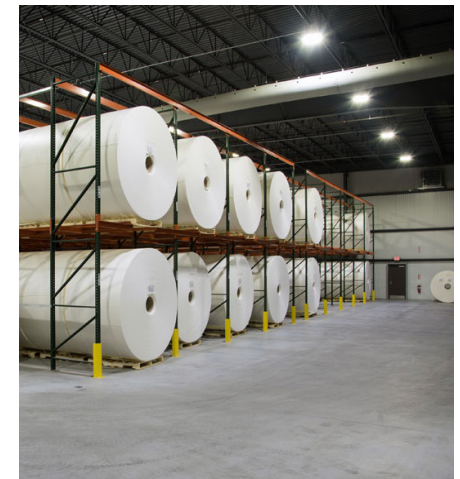
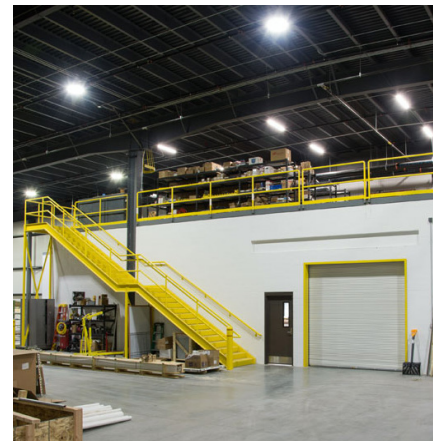


5. INDUSTRIAL AND MANUFACTURING HUB

- Home to globally recognizable companies such as Fujitsu, Bombardier, Nova Bus and Swarovski
- \$22 million expansion of Schluter Systems, a global tile installation systems company
- Employment increased 30% from 2016-2017
- Future growth projects planned
- Norsk Titanium expected to create 520 new advanced manufacturing jobs, and be operational by the end of 2017.

6. STRONG BUSINESS INCENTIVES

- Access to some of the lowest utility rates in the U.S.
- Tax incentives
- Access to foreign trade zones
- Financing opportunities



¹ Foreign Direct Investment (fDi) Magazine, 2017

Plattsburgh, NY - Accessible from anywhere



INTERSTATE 87 CORRIDOR

Plattsburgh is located directly off several exits on the I-87 corridor. This enables trade and commerce from Montreal, QC to points south, including New York City.



PLATTSBURGH INTERNATIONAL AIRPORT

Plattsburgh International Airport (PBG) serves as 'Montreal's U.S. Airport', with many Canadian travelers taking advantage of lower flight rates by flying from the U.S. Recently awarded \$38 million from NYS for economic development and infrastructure.



AMTRAK

Offers daily service to Plattsburgh from New York City. Its famous Adirondack line extends from the Hudson Valley through the Adirondacks, along Lake Champlain to Montreal.



LAKE CHAMPLAIN FERRIES

Lake Champlain Transportation Company has provided reliable and safe transportation from New York to Vermont since 1826. Year-round crossing is available at two of its three crossing locations.



Clinton County, NY



REGION'S TOP EMPLOYERS

ADVOCACY RESOURCE CENTER	HP HOOD
B3CG	LUCK BROTHERS
BOMBARDIER	MOLD-RITE PLASTICS
CAMOPLAST	NORSK TITANIUM
CITY OF PLATTSBURGH	NOVA BUS
CLINTON COMMUNITY COLLEGE	SCHLUTER SYSTEMS
CLINTON CORRECTIONAL FACILITY	SMART
CLINTON COUNTY GOVERNMENT	SUNY PLATTSBURGH
FUJITSU	SWAROVSKI LIGHTING, LTD
GEORGIA-PACIFIC	UNIVERSITY OF VERMONT HEALTH CARE—CVPH
GIROUX'S POULTRY FARM, INC.	WALMART/SAM'S CLUB

GEOGRAPHIC

Land Area (square miles): 1,307.85
Persons/Square Mile: 79.1

DEMOGRAPHICS

Population, 2010 Census: 82,128
Population, 2000 Census: 79,894
Population, percent change, 2000-2010: 2.8%

HOUSEHOLDS

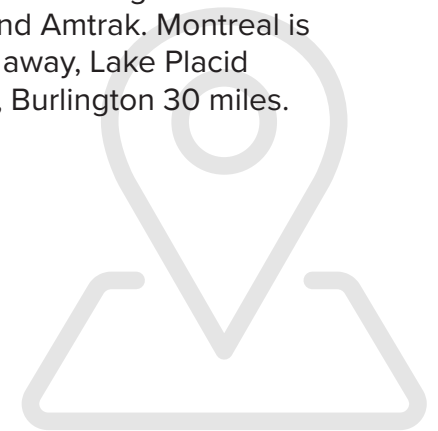
Housing units, July 1, 2016, (V2016): 36,023
Owner-occupied housing unit rate, 2010-2015: 68.1% Median household income (in 2015 dollars), 2011-2015: \$49,930

TAX RATES

New York State Sales Tax: 4%
Clinton County Sales Tax: 4%

LOCATION

Less than 1 mile off I-87, this property is in close proximity to downtown Plattsburgh, UVM-CVPH Hospital, Plattsburgh International Airport and Amtrak. Montreal is 65 miles away, Lake Placid 50 miles, Burlington 30 miles.



Impact of Canadian Tourism



CLOSER THAN YOU THINK

Plattsburgh, NY is situated just 20 minutes south of the Canadian border and is only an hour's drive from Montreal, Quebec. Montreal is home to nearly four million people, and the second largest French speaking city in the world. Canadians travel to Plattsburgh to shop and eat, and many even vacation in the area during the summer months. Plattsburgh International Airport is dubbed "Montreal's U.S. Airport," with approximately 75% of all its passengers hailing from Canada.

- The relationship between Canada and Clinton County has a direct economic impact of more than **\$2 billion** each year.
- **14%** of Clinton County's population is employed by a Canadian-owned corporation.
- Approximately **186 Quebec-based businesses** are located in or just outside of Clinton County.

CANADA'S IMPACT ON CLINTON COUNTY, NY

Data provided by Quebec-New York Corridor Coalition. Study conducted in 2004.

Total Economic Impact of Canada on Clinton County	Canadian Visitor Spending Tourism and Retail	Average Canadian Spending/Trip to Clinton County
1996: \$1.27B	1996: \$225M	1996: \$169
1998: \$1.32B	1998: \$254M	1998: \$267
2000: \$1.33B	2000: \$194M	2000: \$214
2002: \$1.39B	2002: \$293M	2002: \$284
2004: \$1.53B	2004: \$310M	2004: \$285

**The North Country Chamber of Commerce currently estimates the total economic impact of Canada on Clinton County to be in excess of \$2 billion.*

Broker Profile



Neil Fesette, CCIM, CPM Broker & Owner

518.726.0149 | Neil@FesetteRealty.com

NEIL FESETTE is the founder and broker of Fesette Commercial, an elite team of top producing real estate advisors who are dedicated to creating superior investor value. The company provides brokerage services for all commercial property types as well as comprehensive property management services.

Neil has 26 years of experience in commercial brokerage, property management, real estate investments, real estate development and consultation. He holds the prestigious CCIM and CPM designations.



Chris King Property Manager & Real Estate Salesperson

518.569.2704 | ChrisKing@FesetteRealty.com

MY PERSONAL COMMITMENT is to serve our clients and community to the best of my ability. As a lifelong North Country resident and former police officer with the City of Plattsburgh, I am dedicated to serving others and strive to make a difference in other people's lives each and every day.

Fesette Realty is the North Country's premier real estate brokerage, providing comprehensive real estate services in Clinton, Essex and Franklin Counties. Our broad range of services include residential and commercial sales, property management, residential and commercial leasing, property development and general real estate consultation.

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