



Cross Property 360 Property View

5551 Naumburg Lane, Croghan-232089, NY 13620

Listing



MLS#: **S1661227** **Commercial/Industrial** **Incomplete**
5551 Naumburg Ln VR Pricing: **No** List Price: **\$599,000**
 County: **Lewis** Zip: **13620**
 Town/City: **Croghan** Pstl City: **Castorland** Cross St: **RTE 126**
 Area#: **Croghan-232089**
 Acres: **1.20**
 Subdivision: Lot Front: **196**
 TxMap#: **232089-127-002-0001-009-000-0000** Lot Depth: **270**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: **9**
 School Dist: **Beaver River** Lot SqFt: **52,272**
 Type of Sale: **Normal** Gr SqFt: **3,196**
 High School: Trans Type: **Sell**
 Middle School: Year Built: **1970**
 Elem School: Yr Blt Desc: **Existing**
 State: **NY - New York** # Attach: **5** # Photo: **37**

Listing Office Information

Offc Name: **Howard Hanna-Watertown (RUSA214)**
 Offc Addr: **642 Coffeen Street
 Watertown, NY 13601**
 LA Name/ID: **Calvin Company (CAMPACA)**
 LA Email: **calvincampany@howardhanna.com**
 LA Dir Phone/Fax: **315-955-5575**
 Owner Name: **James Pate**
 Owner 2:
 Owner Addr: **5551 Naumburg Ln
 Castorland, NY 13620**

Offc Lic#: **10391201288**
 Offc Phone: **315-788-4444**
 Offc Fax: **315-788-5270**
 LA Cell #: **315-955-5575**
 LA Acpts Txt: **Yes**
 LA License #: **10401388794 (NY)**

Seller Attorney: **Timothy Farley**
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**

Exclusions:
 Seller Atty Email:
 List Date: **02/06/2026**
 Expire Date: **08/06/2026**
 DOM: **0**
ShowingTime; List Agent - Call for Showing Instr, Online Showing Service, Owner Occupied 24 hours' notice is required for all showings. Showings must be scheduled before 10:00 AM, except on Mondays and Tuesdays. Serious inquiries only. Please submit an appointment request through ShowingTime, then call or text Calvin at 315-955-5575 to confirm. Listing agent will be on-site for all appointments. A valid pre-qualification letter or proof of funds is required prior to showing. Financials are available for review by pre-qualified buyers only.

Branded VT:
 Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Jefferson-Lewis Board**
 Attribution Contact:

General Information

Category:
 Sale Incl: **Equipment, Land, Building and Business**
 Type Bldg:
 Bus Name:
 Bus Type:
 Elec Svc:
 Prop Use:
 Location: **Agricultural District, Corner**
 Floor:
 Parking: **15**
 Zoning: **Commercial**
 Water Related Features:

Tot Units:
 # Stories: **2.0**
 # Bldgs: **1**
 Franchise: **No**
 Avail Prkg: **15**
 Mx Ceil Hgt:
 Mx OH Dr:
 On Wtrfrt: **No**
 Name:
 Island/Name: **No**
 Basement: **Full**
 Loading:
 Water Frontage Access:

Public Remarks: **Cross Roads Tavern – Profitable Turnkey Commercial Property in Castorland, NY. Rare opportunity to own a well-established, year-round profitable bar, pub, catering business, and multi-income property with over 25 years of successful operation under current ownership. Ideally located at the high-traffic intersection of State Route 410 and State Route 126 between Croghan and Carthage, offering excellent visibility and ample parking. This turnkey operation features multiple income streams, including food and beverage sales, a commercial kitchen supporting off-site catering, indoor and outdoor event rentals with a large pavilion and BBQ pits, strong lottery sales, entertainment income, and three on-site apartments (two long-term tenants, one short-term rental). Popular destination for snowmobilers, ATV riders, cyclists, and kayakers, just minutes from Black River access. The property**

is fully up to code and well-maintained, featuring a walk-in cooler, central AC, an outdoor pavilion, a standby generator, and all equipment and furnishings needed to continue operations—everything is included. Sold as-is, where-is. Serious inquiries only; proof of funds or pre-qualification required. Castorland, NY | High Visibility | Multi-Income | Turnkey Business

Directions: **Take Rt 126 from Carthage, and the Property will be on your right on the corner of RT 126 & 410.**

Utilities Information

HVAC Type:	AC-Central, Baseboard, Hot Water, Multi-Zone	Sewer/Water:	Septic System, Well / Cistern
HVAC Fuel:	Oil	Boiler Type:	Hot Water Boiler
Electric:		Insulation:	Blown-in Insulation, Fiberglass Insulation
Energy Eqpt:	Oil Tank-Above Ground	Septic Location:	
Type of Well:	Drilled	Well Location:	on property
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Additional Information

Living Qtrrs:	Yes/Apartment, Other - See Remarks		
Available Docs:	Other - See Remarks		
Bldg Misc:	Extra Building, Furniture/Equipment, Restroom - Public	# of Leases:	
Public Trans:		Constr Mtrls:	Block Metal
Total # Residential Units:	1	Roof:	
Studio:	Docks:	Yrs Estb:	
1 Bed: 1	Rooms:	Seat Cap:	
2 Bed: 2	Trk Bays:	Accessibility:	
3 Bed:	Employees:	Seller Desires:	

Financial Information

Possible Fin:	Cash, Commercial Loan	Equity:	\$599,000	Town/Cnty Tax:	\$1,592
1st Mtg Bal:	\$0	Tax Info:		City/Vil Tax:	\$0
2nd Mrt Bal:	\$0	Assess Val:	\$67,000	School Tax:	\$1,012
Escrow Agt/Bnk:	Howard Hanna Real Estate/M&T Bank	Annl Spc Assess:	\$0	Total Taxes:	\$2,604
Gross Annl Inc:		Net Op Income:		Orig. List Price:	
Annl Op Exp:					
PriceChg Time:					
Inc/Exp Info:	Provided By Owner, Tax Return				
Op Exp Incl:	Other - See Remarks				

Display & Occupancy Information

Possession:	At Closing	Lockbox Serial #:	
Internet:	Yes	Inet St Addr:	Yes
Vacancy Rate:		IDX:	Yes
		AVM:	Yes
		Blog:	No
		Realtor.com:	Yes

MLS#: **S1661227**

Calvin Company
 NY Licensed R.E. Salesperson
 Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Friday, February 6, 2026

Public Record

Owner Information

Owner Name:	Pate James	Owner Occupied:	Yes
Mailing Address:	5551 Naumburg Ln	Mailing Address City & State:	Castorland Ny
Mailing Zip:	13620	Mailing Address ZIP + 4 Code:	2321

Location Information

School District Name:	Beaver River	Township:	Croghan
Census Tract:	9502.00	Carrier Route:	R002
Zoning:	1	Flood Zone Code:	C
Flood Zone Date:	05/15/1985	Flood Zone Panel:	36036210

Tax Information

Lot #:	9	Block #:	1
% Improved:	86	Tax Area (SWIS code):	232089
Tax Appraisal District:	2089		

Assessments

Assessment Year	2024	2023	2022
Assessed Value - Total	\$67,000	\$67,000	\$67,000
Assessed Value - Land	\$9,200	\$9,200	\$9,200
Assessed Value - Improved	\$57,800	\$57,800	\$57,800
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	

Market Value - Total **\$144,100** **\$141,100** **\$128,800**

Characteristics

State Use:	Hotel	Lots Acres:	1.200
Lot Area:	52,272	Number of Buildings:	1
Building Type:	Tavern	Parking Type:	Attached Garage
Garage Size:	0	Building Sq Ft:	3,196
Gross Area:	3,196	Electric Service Type:	TYPE UNKNOWN
Building Condition:	Average	Water:	INDIVIDUAL
Sewer Type:	Individual		

Building Features

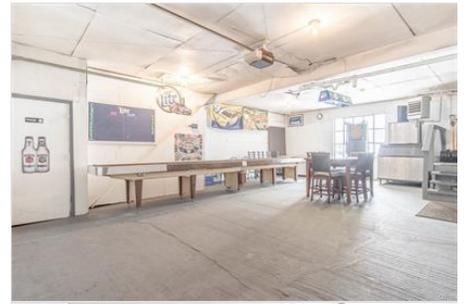
Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Shed-Machinery	S	546	26	21	1990	
Garage 1 Stry Attchd	S	1,020	34	30	1960	
Canopy With Slab	S	1,800	60	30	2003	

Building Description Building Size

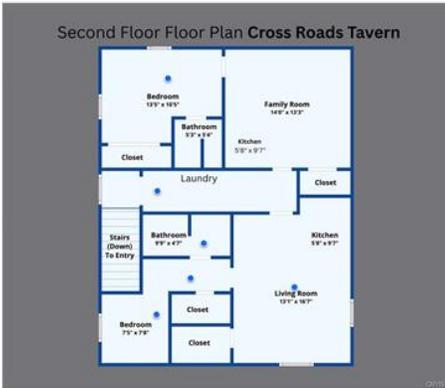
C06	1,088
A07	2,108

Photos





Matrix



OK to publish:

Authentisign
James T Pate

02/06/26