



Rose Brook Golf Course

Silver Creek, NY



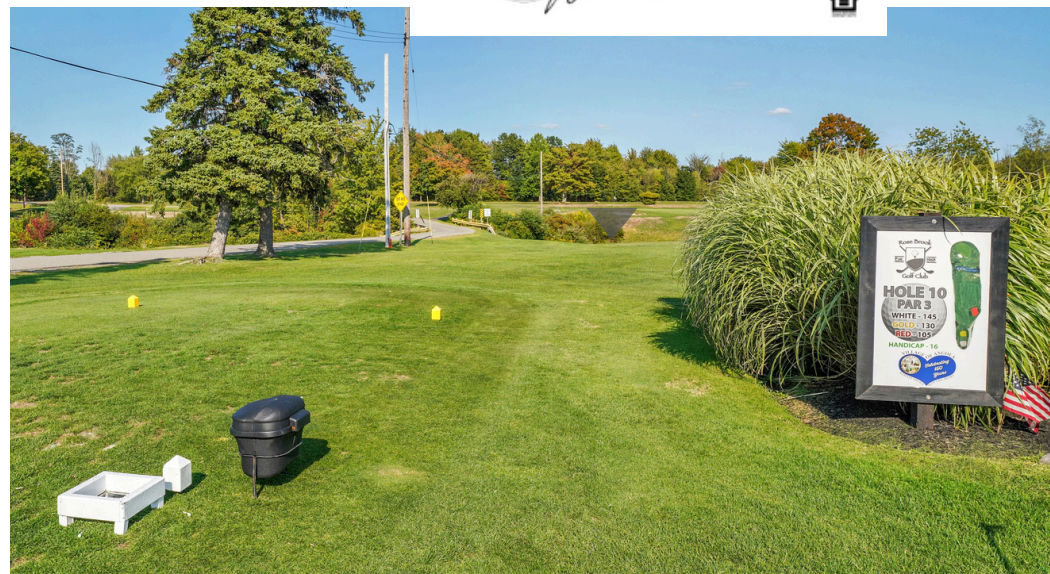
The Wittman Team
LICENSED ASSOCIATE
REAL ESTATE BROKER

+716.239.9001

whereswittman@gmail.com

Residential and Commercial - WHY

www.aliciawittman.com



Property Name: Rose Brook Golf Course
Location: Silver Creek, NY
Asking Price: \$3,750,000
Lot Size: ±99 Acres
Property Type: Golf Course / Hospitality / Recreational
Zoning: Commercial / Recreational

Description

Turnkey 18-hole public golf course on ±99 scenic acres along Beebe Road, just minutes from Lake Erie and Buffalo NY. Includes a 3,200+ SF clubhouse with full kitchen, banquet facilities, and all assets; complete turf/equipment fleet; cart barn and maintenance buildings.

Current revenue averages ~\$600,000 with significant upside to \$900K–\$1.1M through events, weddings, league expansion, simulators, and dynamic pricing. Asset-backed value estimated at \$2.75M (land + equipment) plus going-concern premium. Surrounded by regional tourism growth and recent hospitality development.

Highlights:

- 18-hole public course on ±99 acres
- 3,200+ SF clubhouse with banquet space & liquor license
- Cart barn, maintenance facilities, complete turf/equipment fleet
- T12 Revenue: ~\$600,000 | Projected: \$900K–\$1.1M
- Surrounded by regional tourism growth and hospitality projects
- Seller financing considered | Transition support available



Alicia Wittman- Associate RE Broker
716.239.9001
whereswittman@gmail.com



Debbie Delaney Licensed RE Salesperson
716.228.3598
DebbieDelaney.realtor@gmail.com

