



Rose Brook Golf Course

Silver Creek, NY



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Residential and Commercial - WNY

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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



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