



Turnkey Restaurant For Sale

Cavallo's

40 Genesee Street, New Hartford, NY

Iconic Cavallo's a 75 year old tradition in the heart of the village of New Hartford NY, spanning three generations of family ownership is offering a Turnkey opportunity to write the next legacy.

HIGHLIGHTS:

- 13,474 +/- Sq ft full-service restaurant with multiple dinning room, 3 licensed bars, 2 portable bars, 2 full kitchens located on each floor.
- Tax Map Number 329.014-1-14
- Parcel Size: .25 ± acres
- Zoned B-1 – multiple permitted uses
- Facility permitted occupancy 700 +/-.

ASKING PRICE: \$ 1,600,000.00 (\$119/psf)

- Sales price Includes Building and FFE's
- Good Will not Included



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Building Description



The property is 15,474 +/- sf fully service restaurant including the 2,000 sf basement, which consist of 9,274 sf with multiple dining and banquet room, 3 bars all centered around a 1,000 +/-sf kitchen. The second floor is 4, 274 +/- consisting of 2 banquet rooms with a 500 +/- sf commercial kitchen and two portable bars. The basement is approx 2,000 sf and holds 4 walking coolers, dry storage, prep area.

The facility pays the Village of New Hartford a fee of \$1,000 per year for municipal parking lot which is directly in the rear of the building.

The building is fully sprinklered dry system.

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Fact Sheet

Cavallo's | 40 Genesee St | New Hartford, NY 13413

13,474 SF Retail/Restaurant Building | \$1,600,000 (\$118.75/SF)



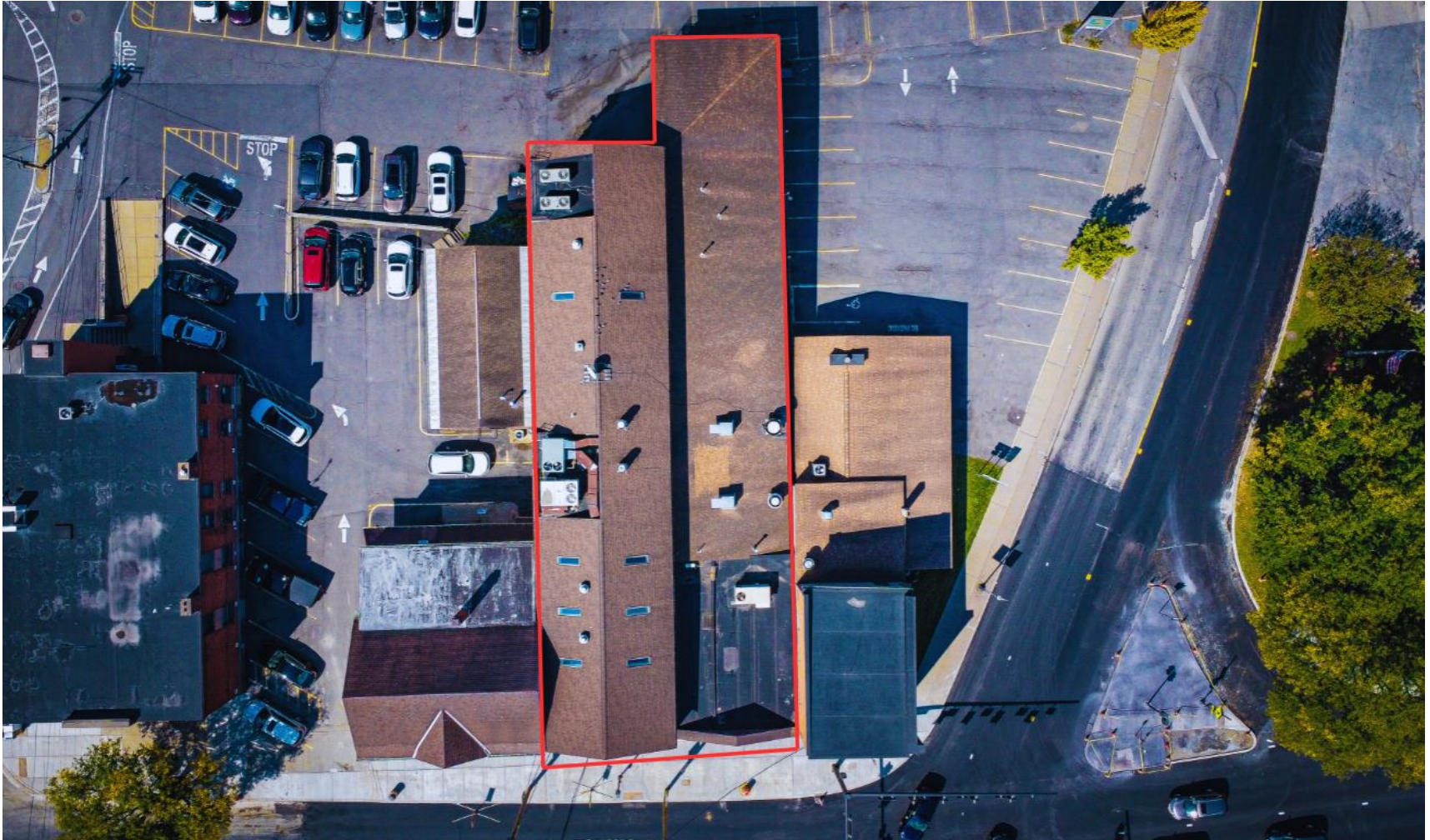
Sale Type	Investment/Owner Operating
Sale condition	Building + FFE
Property Type	Retail
Property Subtype	Restaurant
Building Size	13,474
Year Built/Renovated	1910/2000
Price	\$1,600,000.00
Price Per SF	\$119.00
Building Height	2 Stories
Land acres	.25 AC
Parking	Municipal Parking
Frontage	60 FT Genesee St

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Aerial Shot

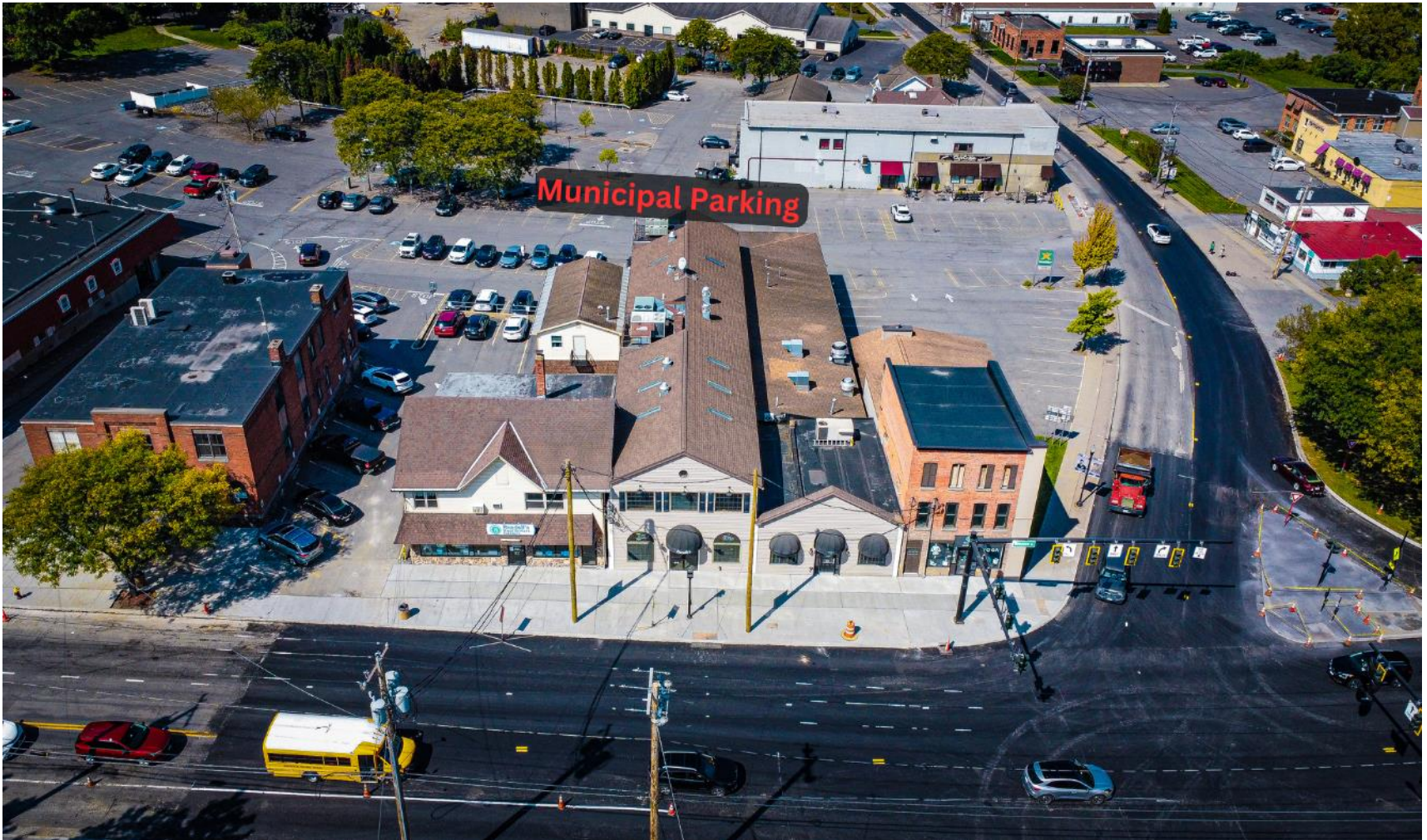


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Municipal Parking

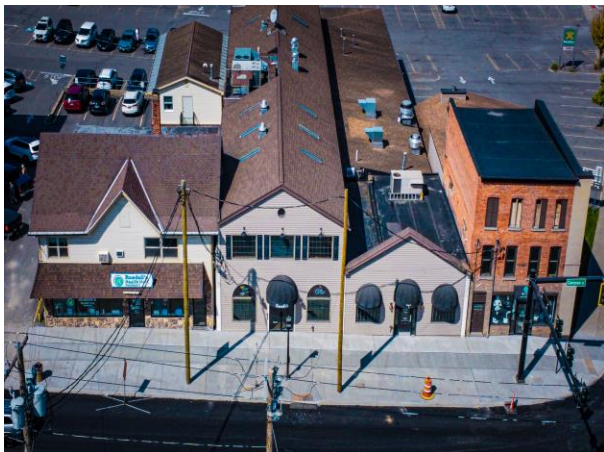


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Property Photos (Exterior)

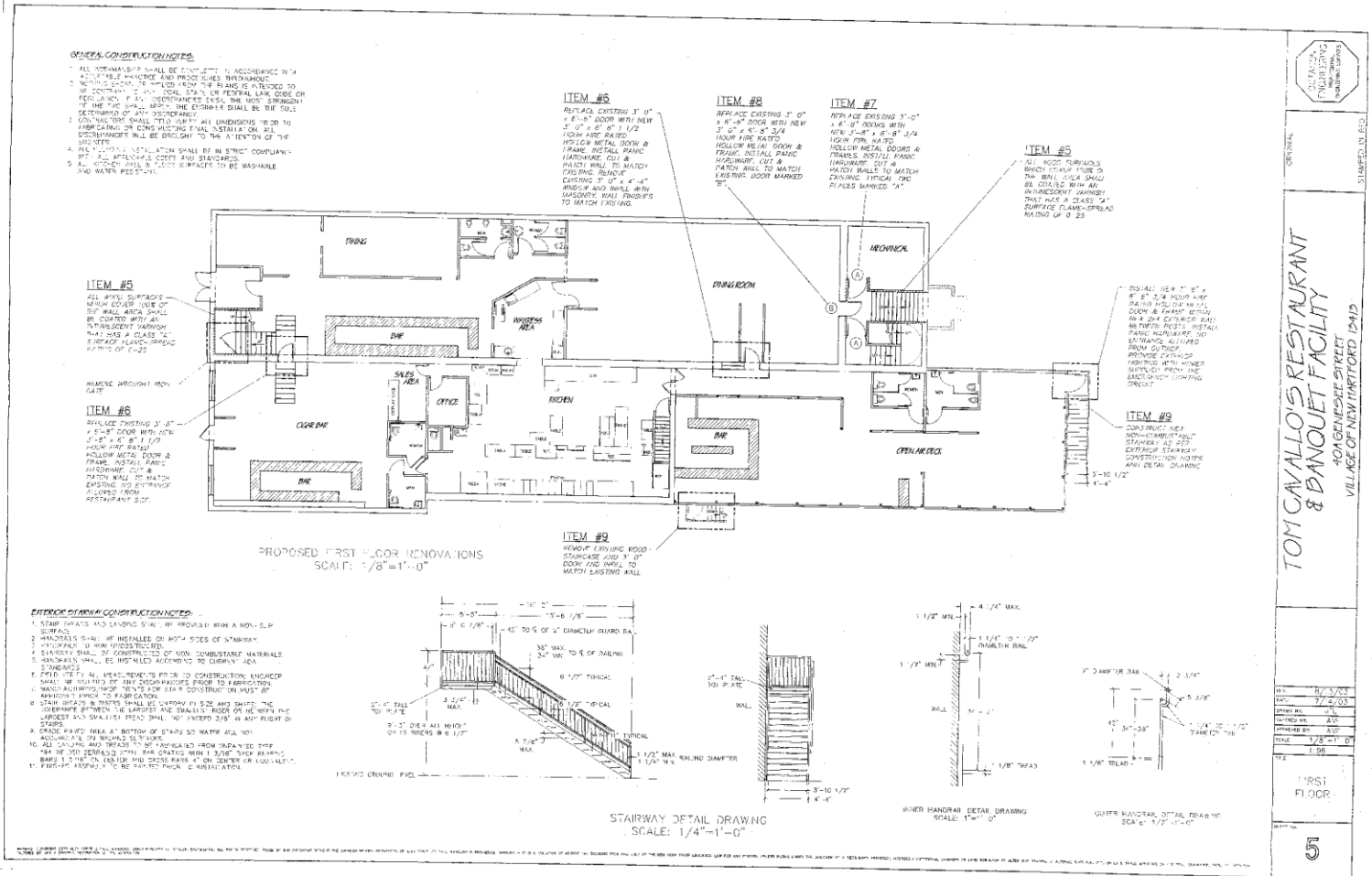


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Floorplan (1st Floor)



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Main Dinning Room & Bar



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Winery Bar & Dining (Corked)



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Year-Round Enclosed Deck Bar & Banquet Room

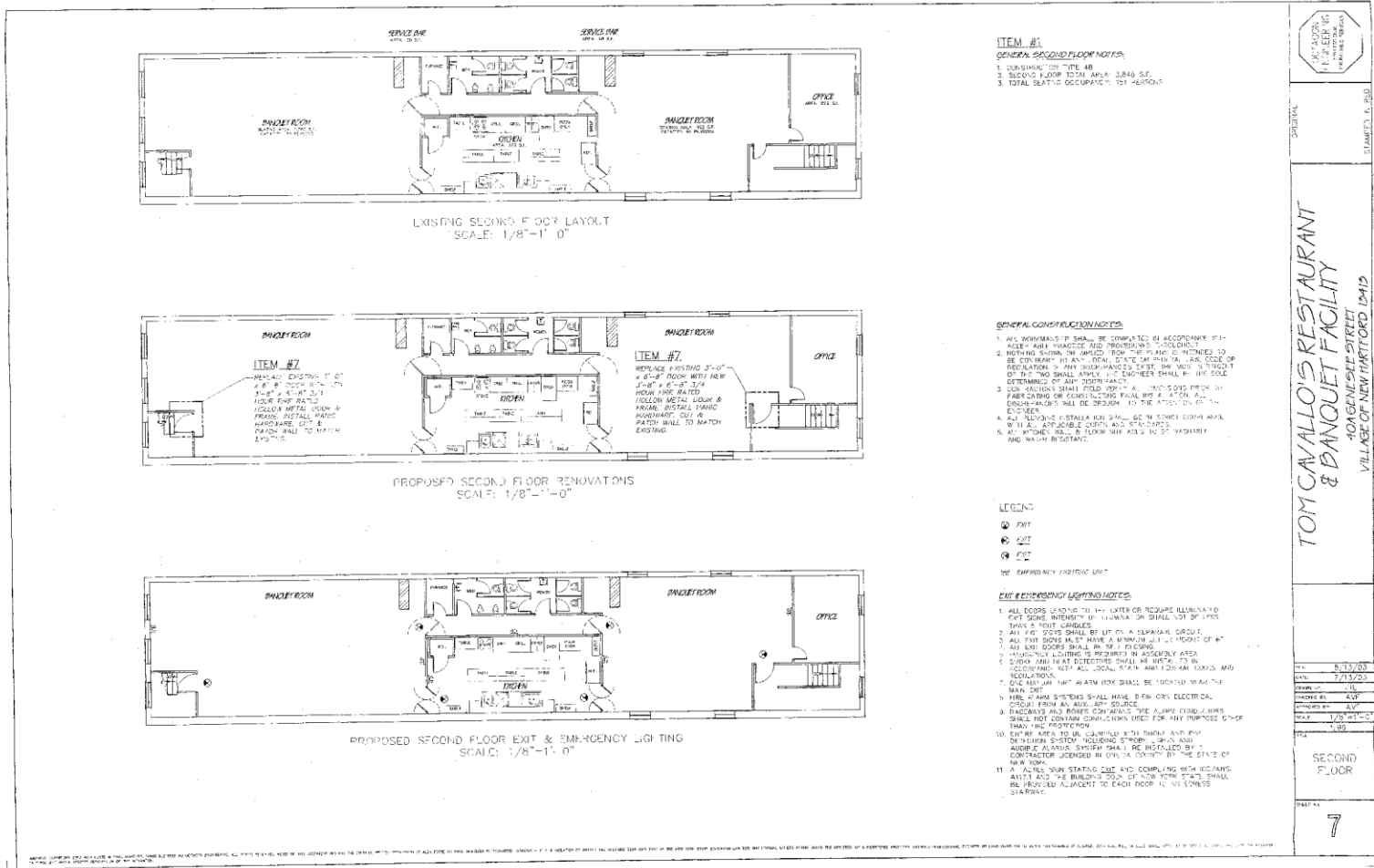


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Floorplan (2nd Floor)



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2nd Floor Banquet Room & Kitchen

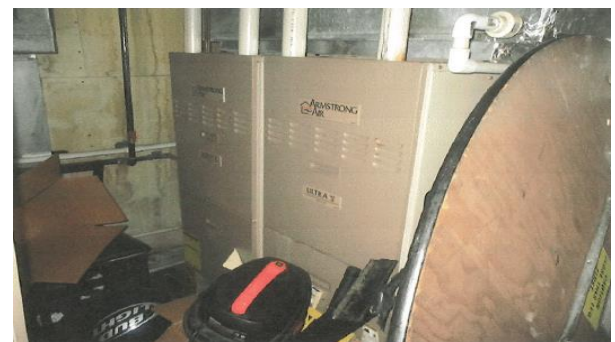
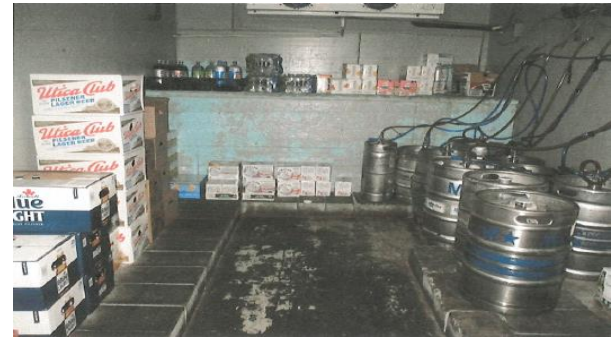
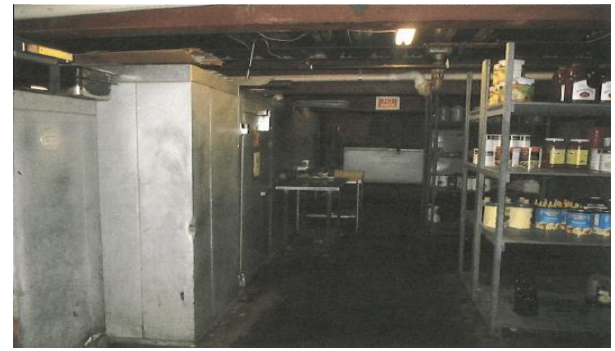
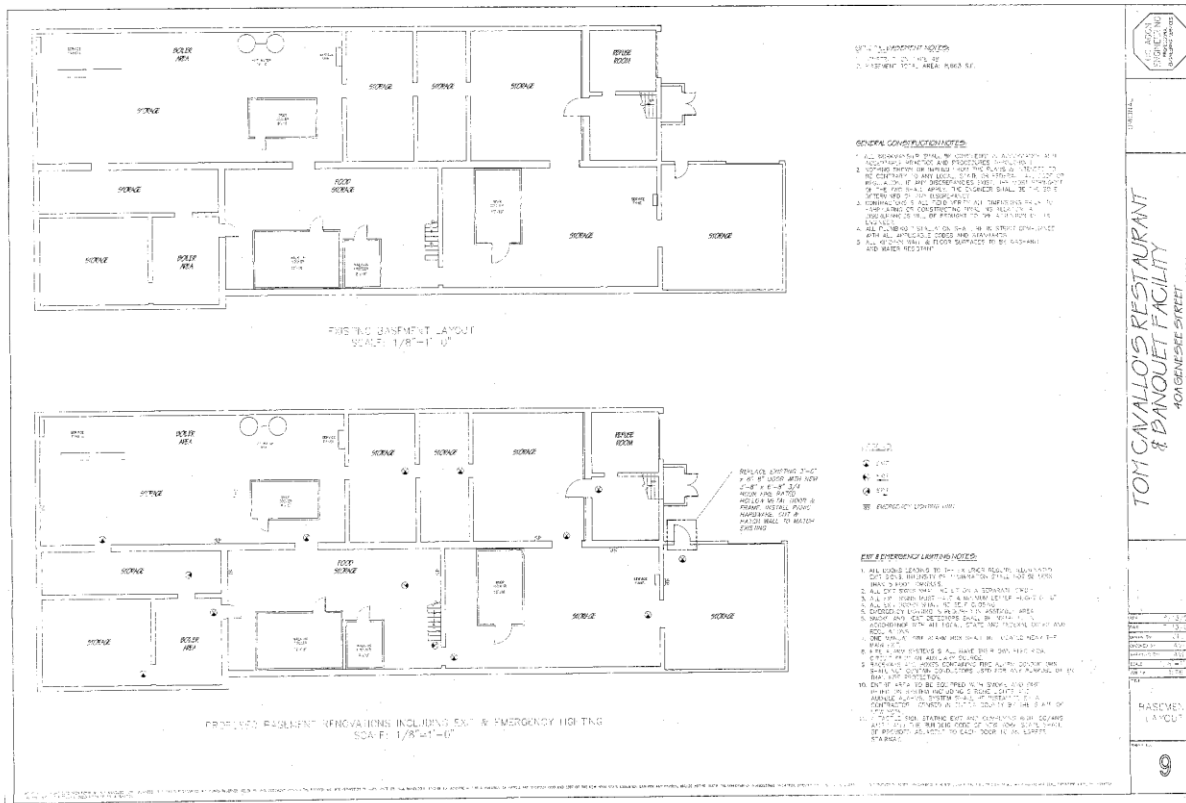


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Basement Floorplan & Photos



TOM CAVALLO'S RESTAURANT & BANQUET FACILITY
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