



**FOR SALE**



# New price and package

Exclusively Listed by

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**KW COMMERCIAL | MOHAWK VALLEY**  
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The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal grid lines, suggesting a structural or design plan. The overall style is clean and technical.

01

# Property Information

PROPERTY PHOTOS



**Property Overview**

Kayuta Drive In – A Nostalgic Roadside Gem in Remsen, NY "MOTIVATED SELLER"

Located at 10101 Dustin Road in Remsen, New York, Kayuta Drive In is a beloved family-run roadside eatery that's been serving up classic American fare since 1963. It's a popular stop for both locals and travelers heading toward Old Forge, known for its nostalgic charm and hearty portions.

**Menu Highlights**

Cuisine: American classics including burgers, sandwiches, onion rings, coleslaw, and comfort food

Desserts: Soft ice cream, sundaes, and milkshakes

Specialties: Tuna sandwich on rye, generous portion sizes, and great coffee

**Hours of Operation**

Open daily from 10:00 AM to 9:00 PM (though some listings show 11:00 AM to 8:00 PM—best to call ahead)

**Dining Experience**

Service Options: Outdoor seating, takeout, dine-in

Atmosphere: Casual, kid-friendly, with high chairs and a kids' menu available

Accessibility: Wheelchair accessible entrance and parking

Payment: Accepts credit cards, debit cards, and mobile payments

**Reviews & Reputation**

Rated 4.3 to 4.4 stars across platforms like Google, Facebook, and Tripadvisor

Praised for friendly service, nostalgic ambiance, and consistently good food

A favorite for road trippers and ice cream lovers alike

If you're cruising through the Adirondacks or just craving a classic roadside bite, Kayuta Drive In is a charming stop worth checking out.

**Property Highlights**

- **BONUS** of a single family house next door. One bedroom / One bath. House is 840 sq ft +/- . ( Priced at \$ 100,000 and NOT included in package) .90 acre +/- with 225' of frontage.
- 2 Commercial lots.
- One of the lots is zoned for gargaie / storage. Potential for storage units.
- Seasonal property with septic and a well.
- Ample land behind this for more parking.
- Next door included on the south side is 420' of frontage for additional use
- **BRING OFFERS - HIGHLY MOTIVATED.** This is a nice profitable business.

<b>Price:</b>	\$ 599,000
<b>Building SF:</b>	3000 +/-
<b>Lot Size:</b>	6.29 acres +/-
<b>Frontage:</b>	600 +/-
<b>Year Built:</b>	1955
<b>Parking:</b>	34 next to building with overflow across the street.

# Property Photos



# Property Photos



# Property Photos



# Property Photos





# Property Photos



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

# 02

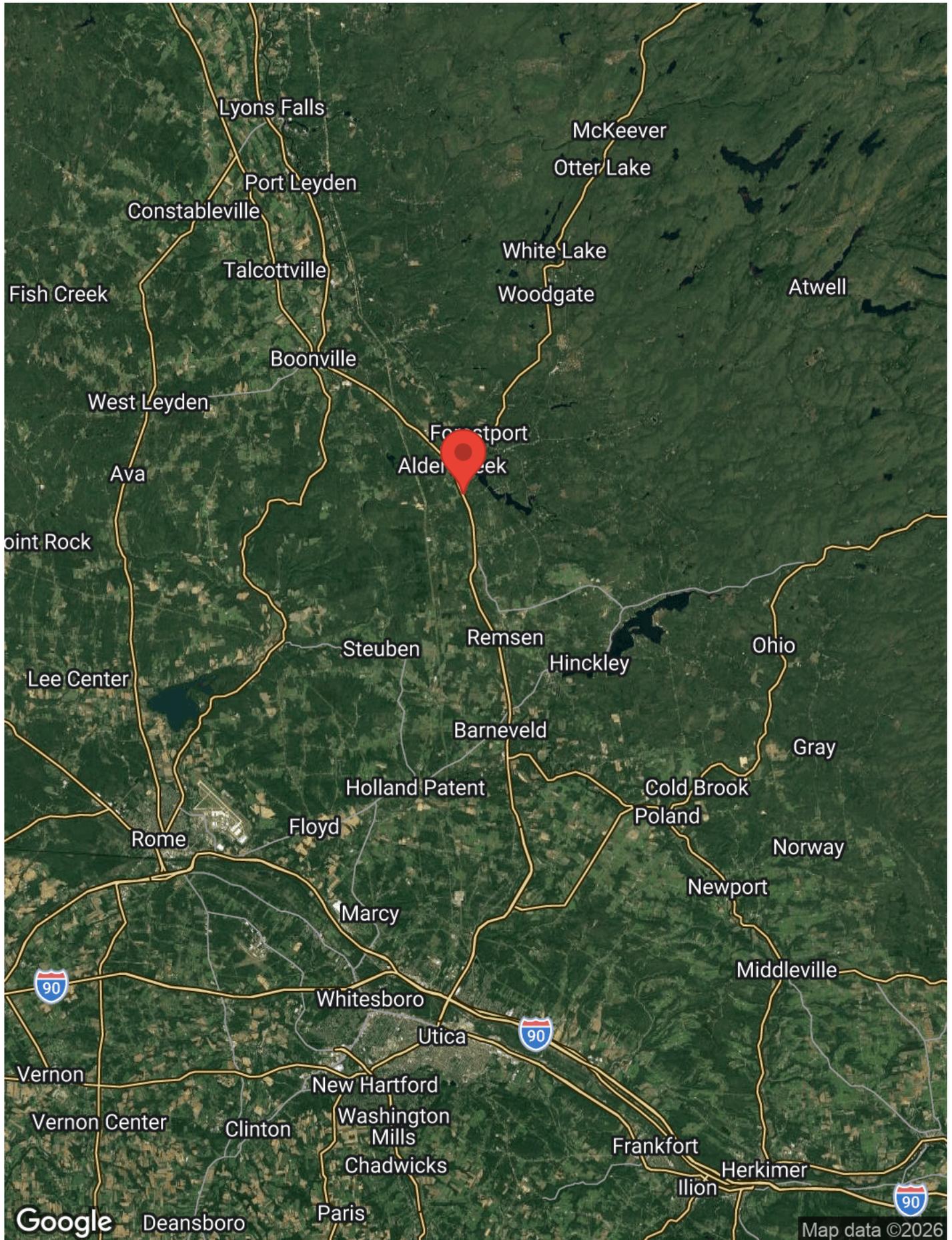
## Location Information

REGIONAL MAP

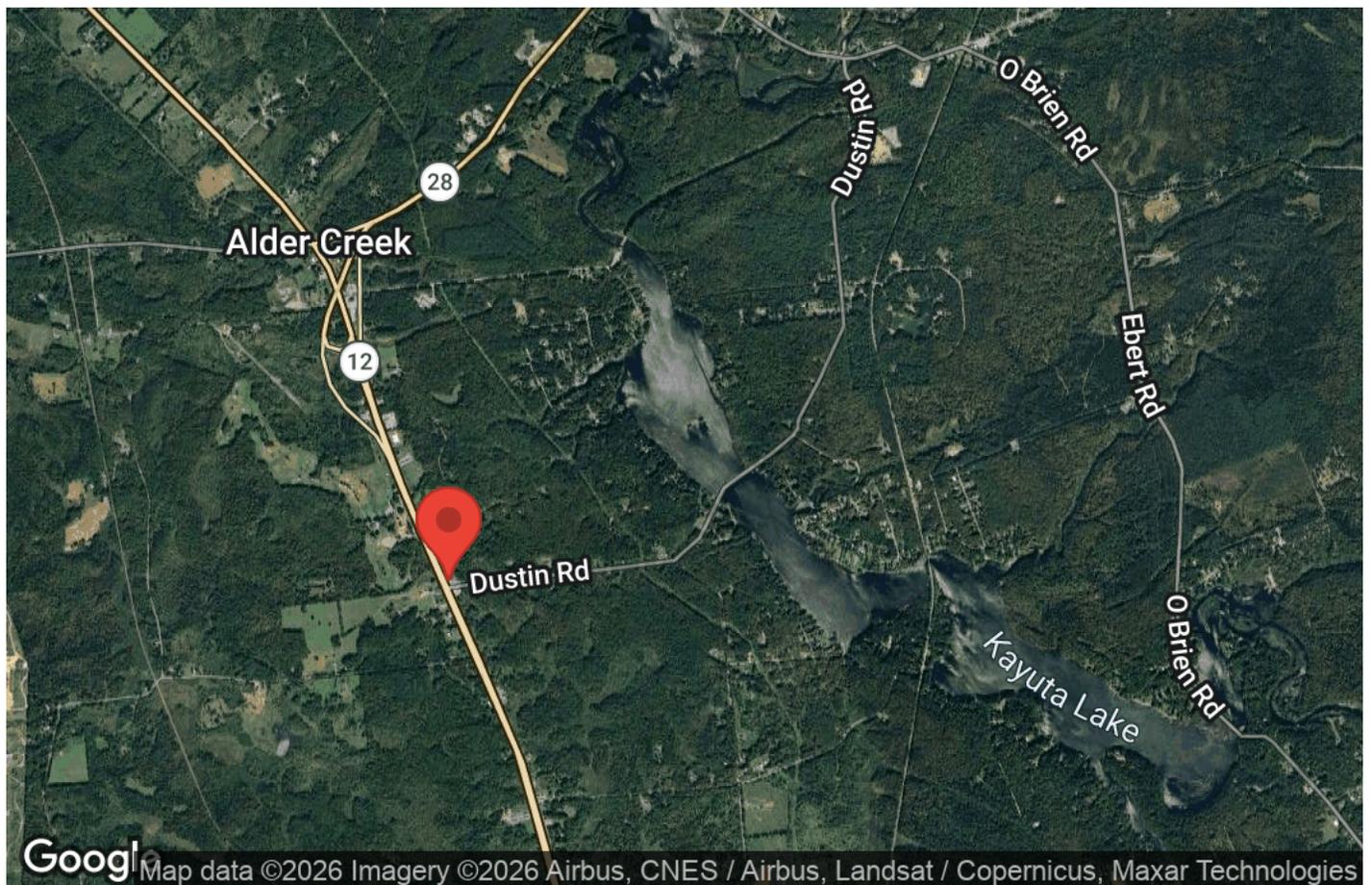
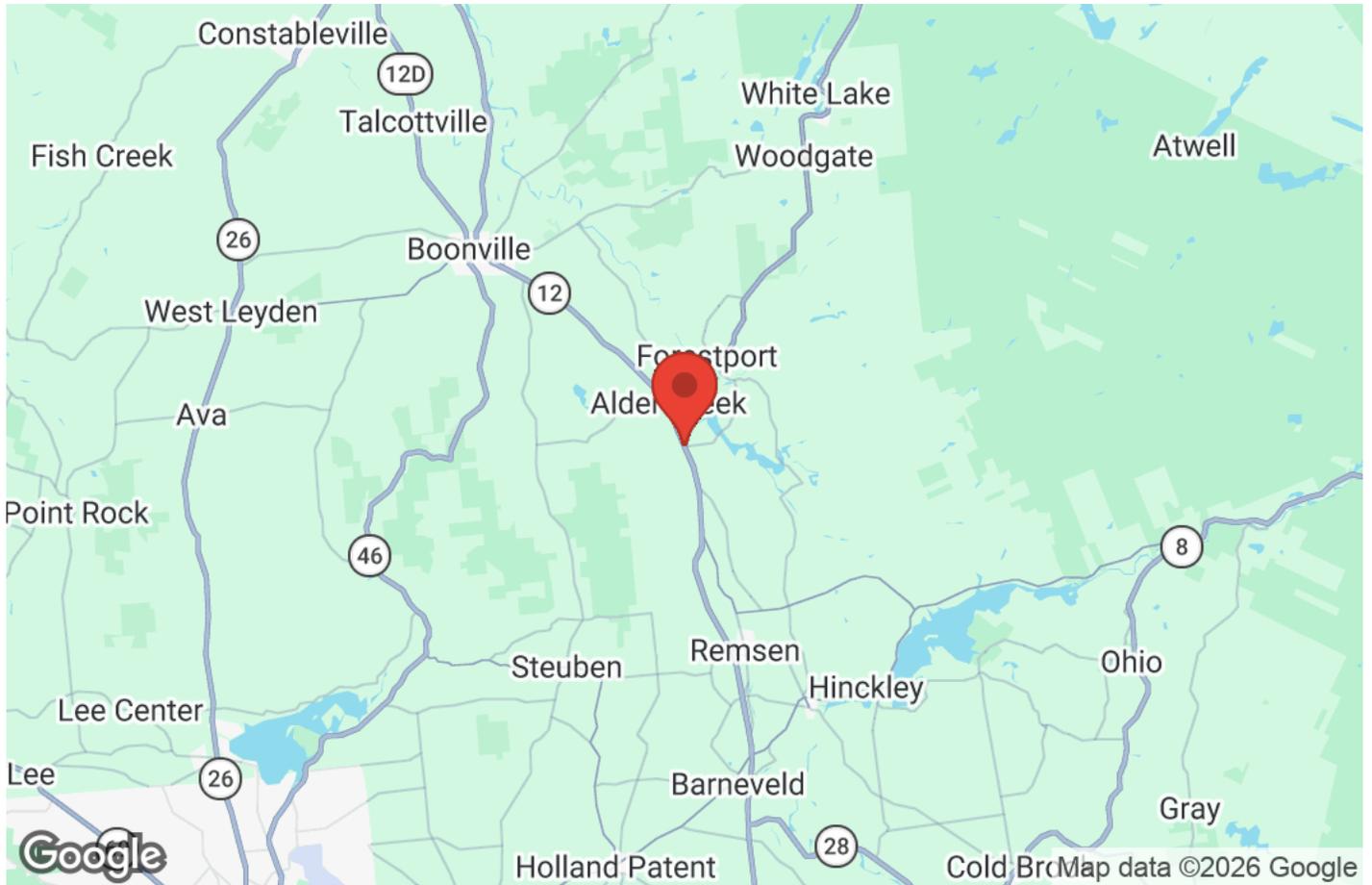
LOCATION MAPS

AERIAL MAP

# Regional Map



# Location Maps



# Aerial Map



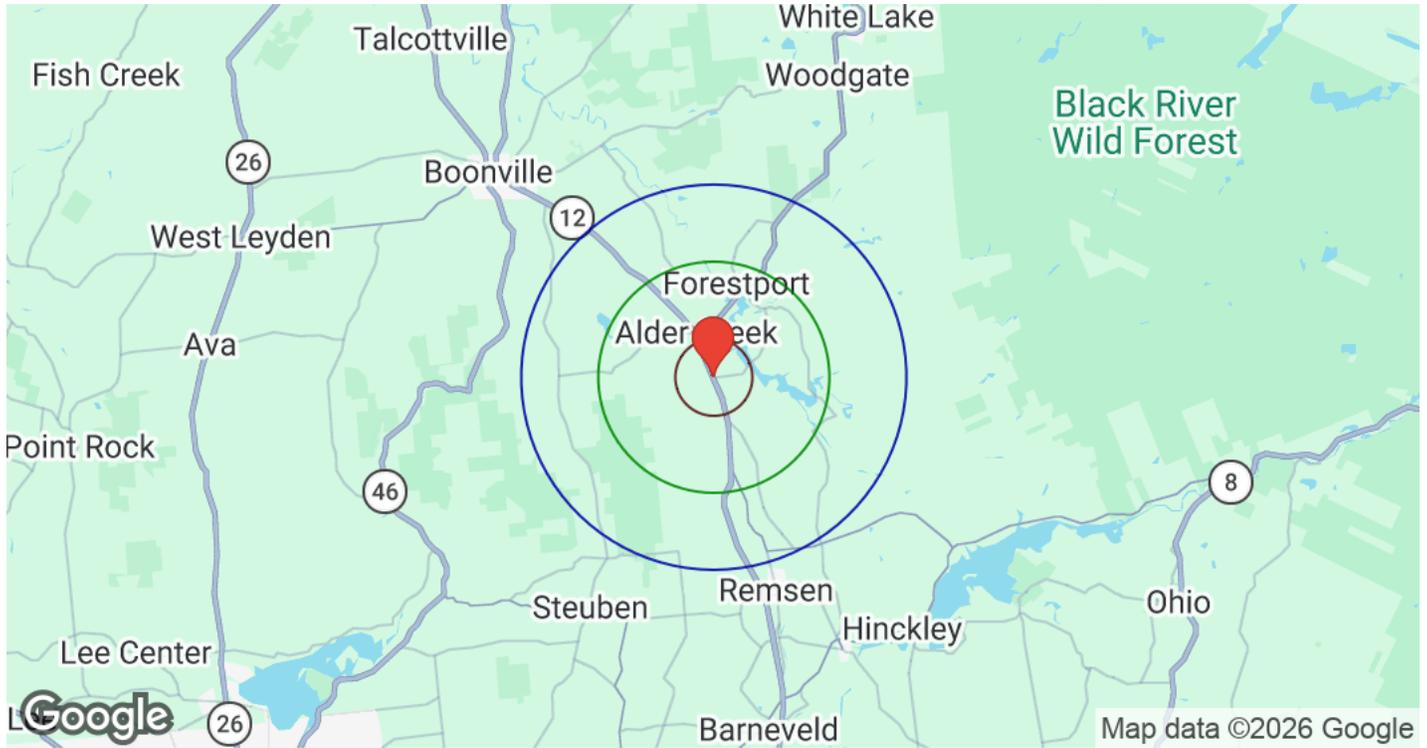
03

# Demographics

DEMOGRAPHICS



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	78	925	1,616
	Female	76	901	1,556
	Total Population	154	1,826	3,172
<b>Race / Ethnicity</b>	White	147	1,749	3,034
	Black	N/A	11	21
	Am In/AK Nat	N/A	4	6
	Hawaiian	N/A	N/A	N/A
	Hispanic	2	26	47
	Asian	1	6	11
	Multiracial	3	28	48
	Other	N/A	3	5
<b>Housing</b>	Total Units	81	1,061	1,805
	Occupied	67	807	1,388
	Owner Occupied	54	701	1,212
	Renter Occupied	13	106	176
	Vacant	14	254	418
<b>Age</b>	Ages 0 - 14	25	264	462
	Ages 15 - 24	16	162	285
	Ages 25 - 54	53	575	999
	Ages 55 - 64	25	330	575
	Ages 65+	37	495	850
<b>Income</b>	Median	\$86,192	\$74,118	\$72,353
	Under \$15k	6	61	95
	\$15k - \$25k	4	74	135
	\$25k - \$35k	2	59	97
	\$35k - \$50k	8	88	159
	\$50k - \$75k	8	127	230
	\$75k - \$100k	12	114	194
	\$100k - \$150k	13	144	241
	\$150k - \$200k	11	94	150
	Over \$200k	4	47	85

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, rectangular volumes, and a grid of lines representing windows and structural elements. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

# 04

## Agent Profile

PROFESSIONAL BIO

DISCLAIMER

# Professional Bio



## Jeffrey Crannell

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I began my business journey as the owner of a successful door and window distribution company based in Utica, NY. After closing the business, I transitioned into commercial real estate in 2007, establishing myself in the Utica market.

Today, I own JC Properties of Central New York, the corporate foundation of my career with Keller Williams Realty and KW Commercial Real Estate. My extensive training and certifications in commercial real estate (CRE) distinguish me as a leading professional in the field. While I work across all aspects of CRE, I specialize in hotel properties. In 2025 I am a Top Producer for KW Commercial in the top 10 of our company.

### Specialty Training & Certifications:

- MICP: Masters in Commercial Property
- CCIM: Financial Analysis
- KW Commercial: Hotels
- RSPS: Resort and Second Home Property Specialist
- SFR: Short Sales and Foreclosure
- C2EX: Commitment to Excellence
- SRES: Senior Real Estate Specialist

My approach emphasizes innovative marketing strategies, leveraging internet platforms and social media to maximize visibility for my clients. I am a Pro Member on platforms like CREXI and Realnex and actively utilize platforms such as NYSCAR, LinkedIn, Facebook, Brevitas, and others to achieve optimal results.

Keller Williams stands out in the industry with its strategic partnerships with Facebook and Google. As part of this independently owned company, I benefit from an advanced CRM system and a technology-driven business model that enhances marketing efforts, including sponsored ads tailored to promote you—our valued client.

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