

Colliers

Howard  
Hanna

Real Estate Services

Battle Street  
Brewery

**Operating Brewery** | For Sale - \$649,900

4 Battle Street Dansville, NY



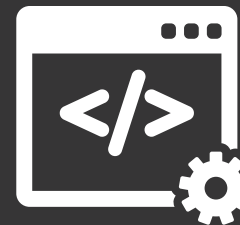
# The Brewery

In 1870, the Dansville and Mount Morris Railroad began operation, a 15-mile standard-gauge short-line that ran independently until it was sold in 1985. Since then, the Dansville Mt. Morris depot has remained unused, a priceless historical building, and a repository of local history and tradition. Long in need of restoration, the depot has re-emerged as the Battle Street Brewery. It is a place that renews the glories of the past and kindles new friendships. It will truly embody the spirit of Dansville and Livingston County.

In the early 1870s, the original depot was constructed with timber post and beam construction. The depot was extended twice after the initial construction. In 1924, the depot was remodeled to allow for increased passenger travel, which included an exterior stucco finish, new canopy, and expanded passenger lounge.

The goal of creating Battle Street Brewery was to return the depot to a Dansville landmark. Heavy construction started in 2016, when the original structure was stabilized to prevent it from collapsing. The building was constructed utilizing local labor as well as regional and local materials and supplies as much as possible.

Artifacts from the original structure were re-purposed throughout the process, such as: creating tables out of the original depot doors, using old steel rails for the bar area footrest, utilizing salvaged semi-truck trailer flooring for wall paneling, and creating the bar out of donated Dansville vintage suitcases. The Hart family's photo albums line the walls while providing a pictorial history to visitors. Ed Acomb's (father of BSB owners Doug, David and Tom) old 1947 Chevy truck is the featured marquee that welcomes you for a pint.



[Watch Video](#)



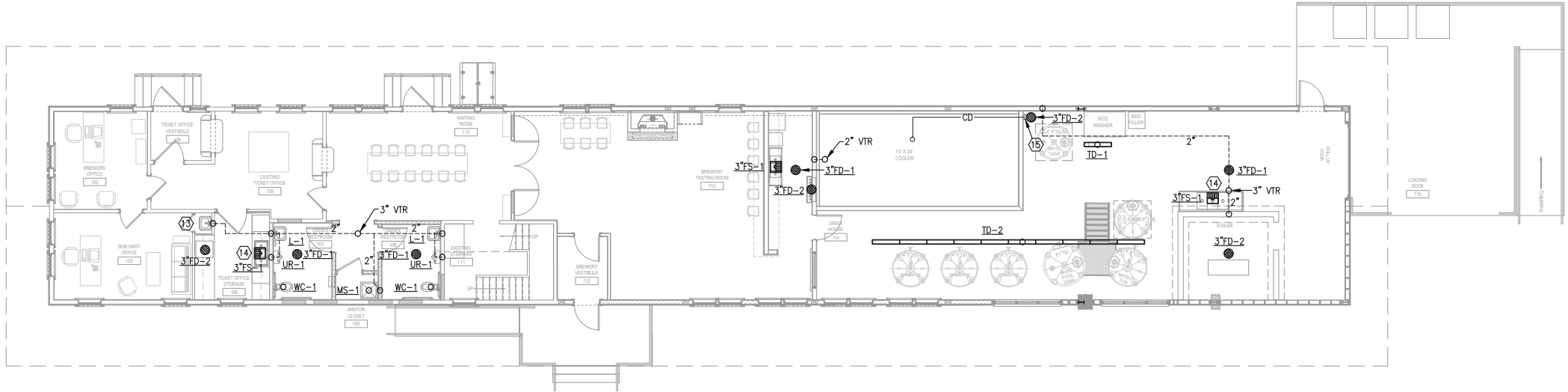


TRACK TRAIN		HORSE POWER ON BOARD	
1	CHOCOLATE PEANUT BUTTER	1	SALMON - GARROCCINO
2	CHOCOLATE PEANUT BUTTER	2	BLISS
3	CHOCOLATE PEANUT BUTTER	3	BLISS
4	CHOCOLATE PEANUT BUTTER	4	BLISS
5	CHOCOLATE PEANUT BUTTER	5	BLISS
6	CHOCOLATE PEANUT BUTTER	6	BLISS
7	CHOCOLATE PEANUT BUTTER	7	BLISS
8	CHOCOLATE PEANUT BUTTER	8	BLISS
9	CHOCOLATE PEANUT BUTTER	9	BLISS
10	CHOCOLATE PEANUT BUTTER	10	BLISS
11	CHOCOLATE PEANUT BUTTER	11	BLISS
12	CHOCOLATE PEANUT BUTTER	12	BLISS
13	CHOCOLATE PEANUT BUTTER	13	BLISS
14	CHOCOLATE PEANUT BUTTER	14	BLISS
15	CHOCOLATE PEANUT BUTTER	15	BLISS
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28	CHOCOLATE PEANUT BUTTER	28	BLISS
29	CHOCOLATE PEANUT BUTTER	29	BLISS
30	CHOCOLATE PEANUT BUTTER	30	BLISS

CIDER	
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30	APPLE



# Site Plan - Drawings do not reflect kitchen expansion



Total SF: **6,583** Parking Spaces: **20** Lot AC: **0.62**

## Demographics

### Population



1 Mile: 4,351  
3 Mile: 6,182  
5 Mile: 8,209

### Total Households



1 Mile: 1,931  
3 Mile: 2,693  
5 Mile: 3,532

### Daytime Population



1 Mile: 5,044  
3 Mile: 6,922  
5 Mile: 9,057

### Avg. HH Income



1 Mile: \$81,073  
3 Mile: \$82,435  
5 Mile: \$81,671





Bottle Street  
Brewery

SUPPLY CORP



# About Dansville

Dansville, NY is located in the scenic Finger Lakes region of New York, this village offers a variety of outdoor recreational activities, cultural experiences, and historical landmarks.

One of the biggest draws of Dansville is its natural beauty. The village is surrounded by rolling hills, lush forests, and picturesque valleys, providing the perfect backdrop for hiking, biking, and camping. The nearby Letchworth State Park, known as the “Grand Canyon of the East,” is a must-see attraction with its stunning waterfalls, gorges, and hiking trails. One of the biggest draws of Dansville is its natural beauty. The village is surrounded by rolling hills, lush forests, and picturesque valleys, providing the perfect backdrop for hiking, biking, and camping. The nearby Letchworth State Park, known as the “Grand Canyon of the East,” is a must-see attraction with its stunning waterfalls, gorges, and hiking trails.





# DANVILLE MUNICIPAL AIRPORT

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Arbys  
Burger King  
Advance! Auto Parts

Walgreens

TACO BELL  
McDonald's  
TRACTOR SUPPLY CO.

DOLLAR TREE  
BIG LOTS!



CVS pharmacy



FAMILY DOLLAR

MAIN STREET

GENESEE EXPY.

16,650 AADT

8,001 AADT





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