



FOR SALE

Once Finger Lakes
655 NY-14, Penn Yan, NY 14527





The Queen OF COMMERCIAL REAL ESTATE



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OVERVIEW

Executive Summary

Perched on the western shore of Seneca Lake, Once Finger Lakes offers a rare opportunity to own and operate a modern hospitality and event venue in the heart of New York's most celebrated wine region. Constructed as new, with quality craftsmanship and sleek architectural design, this 8.17-acre property was envisioned as a destination where visitors gather to taste, celebrate, and create lasting memories.

The venue seamlessly blends indoor and outdoor experiences. Guests can enjoy the light-filled tasting room, expansive deck, and panoramic water views, or step outside to the entertainment lawns and event tent designed for weddings, corporate events, and private gatherings. ADA-compliant and thoughtfully planned, the property is both welcoming and functional, a turnkey canvas for a new owner's vision.

Strategically located just 15 minutes from both Geneva and Penn Yan, the property benefits from steady year-round tourist traffic, a strong regional wine trail presence, and proximity to some of the Finger Lakes' most acclaimed wineries. Its setting is modern yet relaxed, elegant yet approachable and captures the essence of the Finger Lakes lifestyle, making it equally suited for tastings, weddings, retreats, or community events. Once Finger Lakes represents a one-of-a-kind chance to step into a thriving and highly visible Finger Lakes destination.

With revenue already booked into the 2026 season, a new owner can take advantage of immediate continuity and future cash flow.

For an owner-operator with vision, the possibilities are limitless: grow the event program, expand outdoor amenities, or continue the legacy of showcasing the region's finest wines, beers, and spirits in a stunning lakeside setting.



PROPERTY OVERVIEW

Regional Highlights

- Located in one of the nation's premier wine and culinary destinations.
- Renowned for its world-class wineries, craft breweries, cideries, and farm-to-table dining.
- Scenic landscapes, rolling vineyards, and outdoor recreation draw visitors year-round.
- Nearby hubs: Geneva, Penn Yan, and Watkins Glen, offering access to lodging, restaurants, and shopping.
- Seasonal tourism and growing recognition as a destination for weddings, retreats, and experiential travel drive consistent demand for unique venues.

Property Highlights

- Established tasting bar showcasing wine, beer, and cider from across the region.
- Modern tasting room and flexible event spaces.
- Indoor capacity complemented by outdoor tented space accommodating up to 150 guests.
- Day-of event coordination, customizable bar packages, and curated guest experiences.
- Designed for seamless hosting of weddings, private parties, and corporate events.



GET TO KNOW THE FINGER LAKES REGION

The Finger Lakes region, encompassing over 9,000 square miles, is known for its breathtaking scenery, outdoor activities, wineries and craft breweries is an epicenter for tourism.

11 Lakes make up the region

- Canadice
- Canandaigua
- Cayuga
- Conesus
- Hemlock
- Honeoye
- Keuka
- Otisco
- Owasco
- Seneca
- Skaneateles



Popular Cities and Town in the Finger Lakes Region & Population

- Auburn - 28,500
- Canandaigua - 11,264
- Geneva - 13,700
- Ithaca - 29,500
- Skaneateles - 9,500
- Penn Yan - 5,400
- Watkins Glen - 2,200
- More than 135 museums
- More than 80 art galleries
- More than 400 registered historic sites & landmarks
- 14 professional theatre companies
- 45 community theatre groups
- 1,063 waterfalls and gorges
- More than 140 wineries
- 20 Finger Lakes boat tours
- 650 miles of shoreline

Things to Do

- Fairs & festivals every week
- 26 state parks
- A 16,036-acre national forest
- 17-mile "Grand Canyon of the East"
- 100 miles of the historic Erie Canal
- More than 2,000 miles of hiking/biking trails
- 95 public campgrounds
- 40 nature centers
- More than two dozen fishing derbies
- 160 golf courses

Consumer Spending Report

655 NY-14, Penn Yan, NY 14527

Building Type: General Retail
 Secondary: Freestanding
 GLA: 3,000 SF
 Year Built: 2020
 Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



2024 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$2,171	\$19,124	\$42,398
Total Apparel	\$101	\$923	\$2,085
Women's Apparel	39	357	795
Men's Apparel	21	192	431
Girl's Apparel	8	69	159
Boy's Apparel	5	47	112
Infant Apparel	4	43	99
Footwear	24	215	489
Total Entertainment & Hobbies	\$307	\$2,756	\$6,168
Entertainment	25	258	619
Audio & Visual Equipment/Service	75	680	1,527
Reading Materials	6	51	114
Pets, Toys, & Hobbies	60	534	1,189
Personal Items	141	1,232	2,718
Total Food and Alcohol	\$576	\$5,245	\$11,813
Food At Home	305	2,819	6,426
Food Away From Home	230	2,067	4,595
Alcoholic Beverages	41	360	791
Total Household	\$372	\$3,165	\$6,890
House Maintenance & Repair	88	759	1,684
Household Equip & Furnishings	141	1,215	2,658
Household Operations	100	847	1,833
Housing Costs	43	344	714

For more information, contact Dara Petralia at 585-764-3272
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9/8/2025



Consumer Spending Report

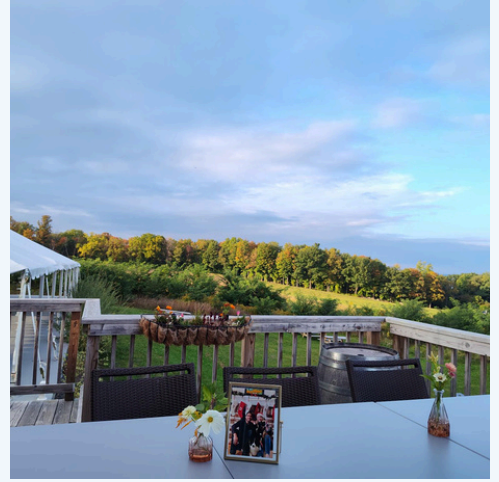
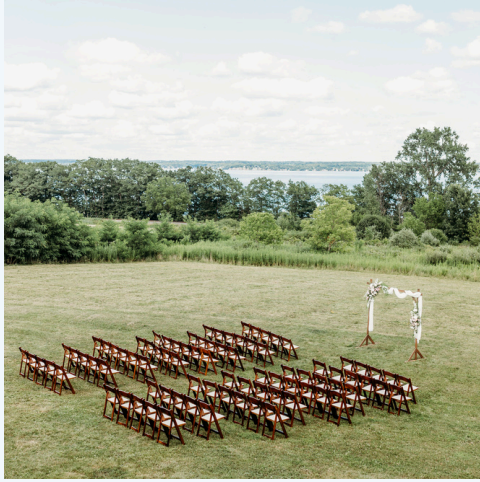
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2024 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$558	\$4,831	\$10,654
Vehicle Purchases	276	2,335	5,106
Gasoline	131	1,199	2,712
Vehicle Expenses	14	125	269
Transportation	65	553	1,191
Automotive Repair & Maintenance	71	620	1,376
Total Health Care	\$120	\$1,059	\$2,369
Medical Services	69	610	1,358
Prescription Drugs	38	337	761
Medical Supplies	12	112	249
Total Education/Day Care	\$138	\$1,144	\$2,421
Education	84	696	1,465
Fees & Admissions	54	449	956



PROPERTY PHOTOS



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