

Brewery with Single Family Home and Vacant Land

733 U.S. 20A, Strykersville, NY 14145



OFFERING SUMMARY

Sale Price:	\$699,999
Lot Size:	5.5 Acres
Building Size:	2,100 SF 1,560 SF 1,400 SF
Price / SF:	\$333.33

PROPERTY OVERVIEW

This property offers a unique opportunity for investor/owner looking to purchase a fully operational brewery. Included in the listing is a 1,560+/- SF ranch-style home, a 1,400+/- SF Brewhouse, and a 2,100+/- SF Tap Room. This property is situated on Route 20A making it easily accessible to other major roads, towns, and markets. Situated on 5.5 +/- acres of land which has been partly cleared around the structures with woodland in the rear. 1,560+/- SF house was built in 2000 and has recently been updated which includes new cabinets, granite countertops, remodeled laundry room/mudroom, updated master bathroom and master bedroom, as well as an additional side porch with stamped concrete. The full basement is partially finished and could easily add additional living space and bonus storage. This three-bedroom two full bath house is ideal for any homeowner. Next to the house is a 2,100+/- SF Tap Room which is equipped with 17 Taps, two walk-in refrigerators, a fully functional kitchen, hood vents, updated bathrooms, and a large bar area suitable for capacity up to 50 people. Enjoy the rear deck and garden area currently being utilized for outdoor activities such as corn hole, disc golf, and other event entertainment. Next to the tap room is the 1,400+/- SF brewhouse that was constructed in 2018 with state-of-the-art brewing systems. This building has radiant floor heating as well as hanger heaters, two overhead doors (one 12' door and one 8' door) making access in and out of the building easily accessible, and ample power and drainage equipped in the building. All brewing equipment is also included, a detailed list can be provided upon request. Regardless of the purchaser's intentions with the property the possibility to convert the brewhouse and taproom into other usage is absolutely feasible and could be adequate for any hobbyist or business.



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LOCATION DESCRIPTION

Located on Route 20A this property is centrally located in WNY. Just East of East Aurora, minutes from Attica, Darien Lake, Strykersville, and many more towns and cities. Easy access to major routes including Route 77, Route 78, and the NYS Kensington Expressway 400.

PROPERTY HIGHLIGHTS

- - Versatile 2,100+/- SF tap room
- - Functional 1,400+/- SF brewhouse
- - Charming 1,560+/- SF single-family home
- - Expansive 5.5+-acre property
- - Strategic accessibility to major roads, towns, and markets
- - Turnkey opportunity with all equipment included

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	46	466	1,580
Total Population	111	1,112	3,765
Average HH Income	\$103,342	\$101,985	\$103,153



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ADDITIONAL PHOTOS

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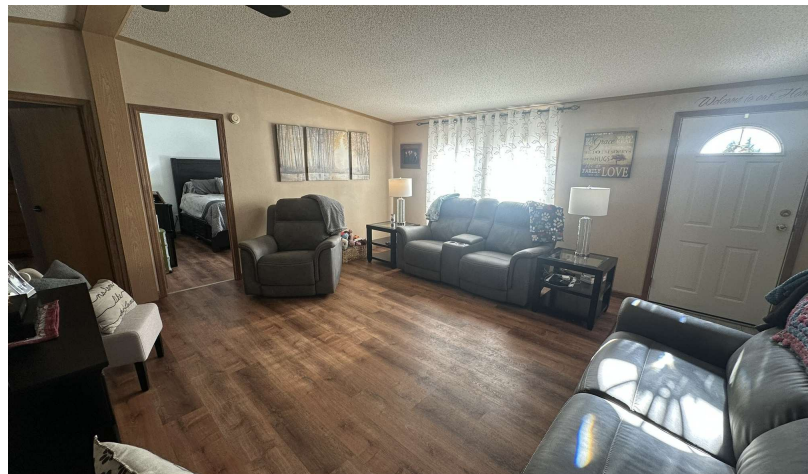
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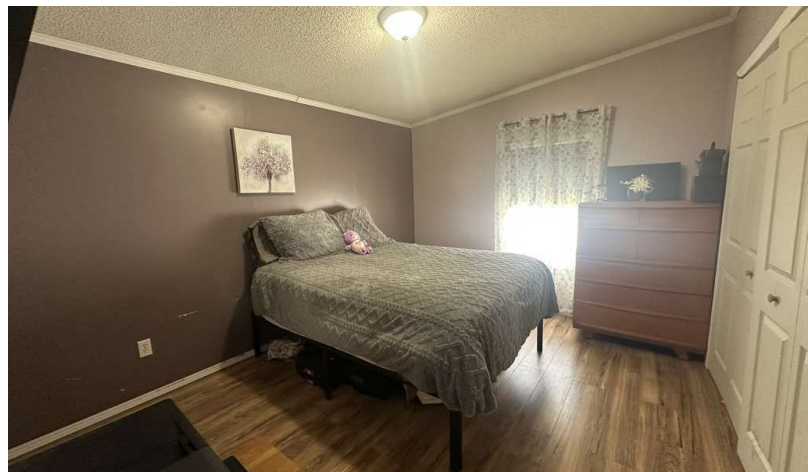


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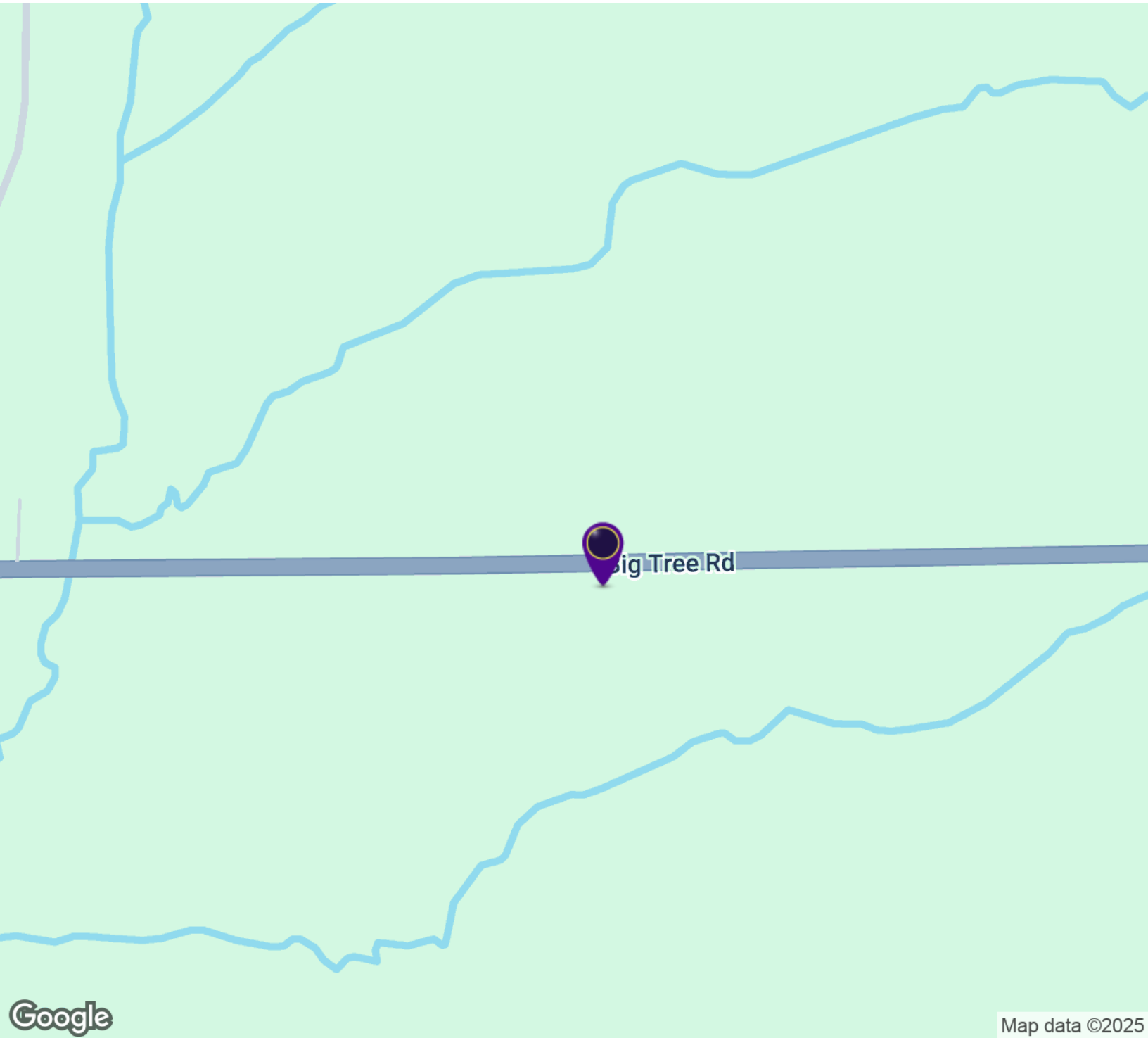


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LOCATION MAP

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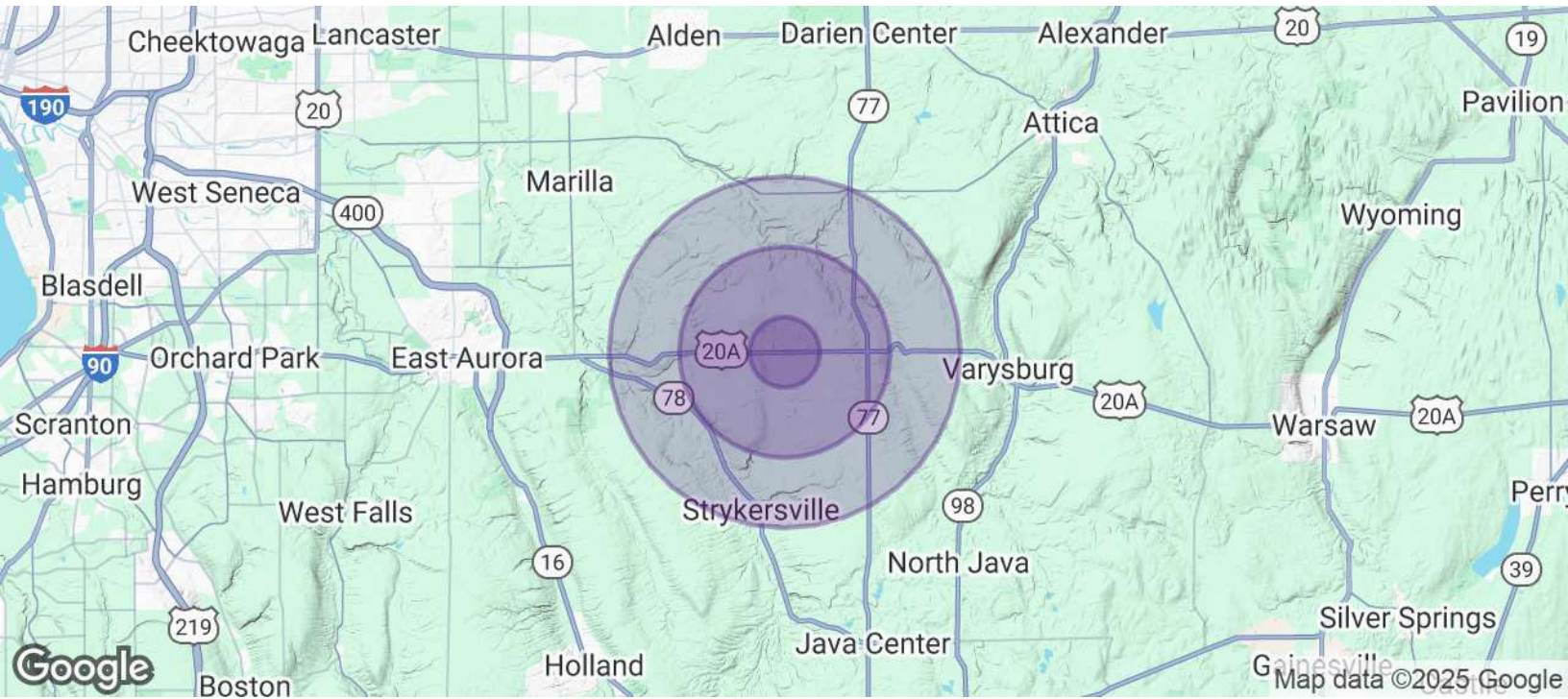


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	111	1,112	3,765
Average Age	43	44	45
Average Age (Male)	43	44	45
Average Age (Female)	43	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	46	466	1,580
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$103,342	\$101,985	\$103,153
Average House Value	\$219,485	\$278,062	\$301,410

Demographics data derived from AlphaMap



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