



## **Cross Roads Tavern – Profitable Turnkey Business Opportunity in Castorland, NY**

A rare opportunity to own a thriving, well-established tavern and multi-income commercial property in the heart of Northern New York. **Cross Roads Tavern**, a respected local institution, is now offered for sale and ready for its next chapter.

Strategically positioned at the highly visible **intersection of State Route 410 and State Route 126**, this property enjoys exceptional exposure and **easy accessibility with ample on-site parking**. Located between **Croghan and Carthage**, the tavern benefits from steady year-round traffic and strong regional draw.

This is a **profitable, proven operation with positive, verifiable cash flow**, supported by **multiple diversified revenue streams**, including:

- **Food and beverage sales** from the bar and pub
- **Commercial kitchen** currently supporting an off-site catering business
- **Event rentals** utilizing both the bar/pub space and outdoor pavilion
- **Three rental units**, currently with two full-time tenants and one short-term rental
- **Entertainment income** from shuffleboard and card tournaments, pool table, jukebox, and ATM
- **Strong lottery ticket sales** generating consistent revenue

Just minutes from **Black River access**, this location is a favorite hub for **snowmobilers, ATV riders, cyclists, and kayakers**, making it a destination stop across all seasons. The business also boasts an **established Facebook presence with nearly 4,800 followers**, providing built-in marketing reach and community engagement.

The property is well maintained, thoughtfully laid out, and designed to serve both everyday patrons and special events with ease. Its reputation, loyal customer base, and operational history make this an ideal acquisition for an owner-operator or investor seeking a **turnkey business with upside potential**.

**Cross Roads Tavern is more than a business—it's a community landmark.** For the right buyer with vision and drive, this opportunity offers the foundation to expand programming, enhance branding, and take an already successful operation to the next level.

📍 **Castorland, NY | High Visibility | Multi-Income | Profitable**