



Lot Size Square Feet: 192,535
Business Name: Caverns Palace
Lot Size Acres: 4.42
Lot Size Dimensions: 375x400
Building Area Total: 12,000

Number Of Buildings: 2
Parking Y/N: Yes
Property Sub Type: Business
Year Built: 1964
Zoning: Commercial

Public Remarks: Turn key restaurant totally renovated within the last 10 years for a new owner. The restaurant seats 175 people. It has a huge bar area and catering hall that seats 300. Huge state of the art kitchen, office and basement. Close to Howe Caves, interstate I-88 and Albany. The property also includes a separate 4 unit apartment house that generates \$3400 a month.

Agent to Agent Remarks: Call listing agent

General Property Information	SqFt/Construction Information	Business/Tax Information																		
Building Detail: Fire Sprinkler System Y/N: Yes Basement: Full; Unfinished Flooring: Tile Lot Features: Level Parking Features: Parking Total: 75; Private Patio And Porch Features: Composite Deck School District: Cobleskill-Richmondville Security Features: Security System Owned Business Type: Restaurant	<table><tr><th>Total SqFt</th><th>Avail SqFt</th><th>Ceilings</th></tr><tr><td>Building: 12,000</td><td></td><td></td></tr><tr><td>Office:</td><td></td><td></td></tr><tr><td>Warehouse:</td><td></td><td></td></tr><tr><td>Retail:</td><td></td><td></td></tr><tr><td colspan="3">Construction Materials: Block; Frame Architectural Style: Apartments; Bar/Tavern/Lounge; Commercial; Restaurant Heating: Propane Tank Leased Cooling: Central Air Electric: 200+ Amp Service New Construction Y/N: No Roof: Asphalt; Rubber Sewer: Public Sewer Water Source: Public Type of Well: Drilled</td></tr></table>	Total SqFt	Avail SqFt	Ceilings	Building: 12,000			Office:			Warehouse:			Retail:			Construction Materials: Block; Frame Architectural Style: Apartments; Bar/Tavern/Lounge; Commercial; Restaurant Heating: Propane Tank Leased Cooling: Central Air Electric: 200+ Amp Service New Construction Y/N: No Roof: Asphalt; Rubber Sewer: Public Sewer Water Source: Public Type of Well: Drilled			Parcel Number: 432689 70.-1.2.1 County: Schoharie City/Municipality: Cobleskill Geo Lat: 42.681753 Geo Lon: -74.391144 Current Use: Restaurant Possible Use: Apartment Plus; Office Plus; Restaurant; Retail; Tavern Owner Name: 2938 State Rte 7 Realty Tax Annual Amount: \$10,264 Tax Block: 70 Tax Lot: 1 Tax Section: 2.1 Total Taxes Description: Estimated General Taxes: \$4,212.00 General Taxes Description: Estimated School Taxes: \$6,052.00 School Taxes Description: Estimated Sale Includes: Building & Land
Total SqFt	Avail SqFt	Ceilings																		
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Listing Office Info	Listing/Contract Information	Sale Information																		
Listing Member: Dean C Nunamann (2969) License #: 30NU0705806 Phone: 518-231-0409 Email: deannun@yahoo.com Listing Office: Century 21 North East (o264A) Office Phone: +1 518-295-8547 Fax: +1 518-295-8691	Days On Market: 209 Depository: NBT Bank List Price/Acres: 119,683.26 List Price/SqFt: 44.08 Listing Agreement: Exclusive Right To Sell Special Listing Conditions: Standard Listing Contract Date: 02/06/2025 Expire Date: 12/01/2025 Original List Price: \$529,000	Status Change Date: 02/06/2025 Seller Offers Concessions: Yes																		
Showing Information																				
Owner Name: 2938 State Rte 7 Realty Showing Requirements: 24 Hour Notice; Showing Service; Sign on Property																				
Directions: Rte 7 East of Cobleskill																				

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