

Pinewood Country Club

1189 Ogden Parma Town Line Road
Spencerport, NY (Town of Ogden) 14559



AVAILABLE OPPORTUNITY

- » **FOR SALE: \$1,775,000**
- » *Includes the property & existing business with all amenities*
- » *Completely renovated top to bottom, clubhouse, restaurant, kitchen & brand-new ice cream shop*
- » *Existing 57.60-acre country club/golf course, Pinewood Country Club*
- » *Includes 9-hole golf course, practice areas, clubhouse facilities, and all existing business operations*

PROPERTY HIGHLIGHTS

- » *Excellent investment opportunity of well-established, fully operational country club and golf course*
- » *Turnkey amenities including full-service restaurant & bar, commercial kitchen, bluestone patio, outdoor dining with fireplace, gift shop, and a fully functioning ice cream shop*
- » *Multiple revenue streams: golf memberships, daily greens fees, food & beverage, events, tournaments, retail, and seasonal specialty sales*
- » *Surrounded by residential neighborhoods, providing built-in demand for golf, dining, and private events; serves a large customer base from Ogden, Parma, Spencerport, Greece, and Brockport, all within a short drive*
- » *Ample on-site parking for golfers, restaurant guests and event attendees*



FOR MORE INFORMATION, PLEASE CONTACT:



JEFFREY DICESARE

Licensed Real Estate Salesperson

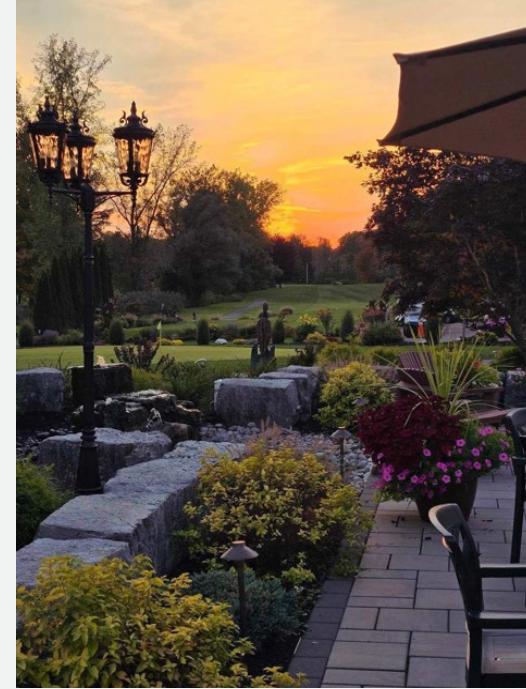
585.503.4929(c)

Jeffrey@VentureBrokerageGroup.com

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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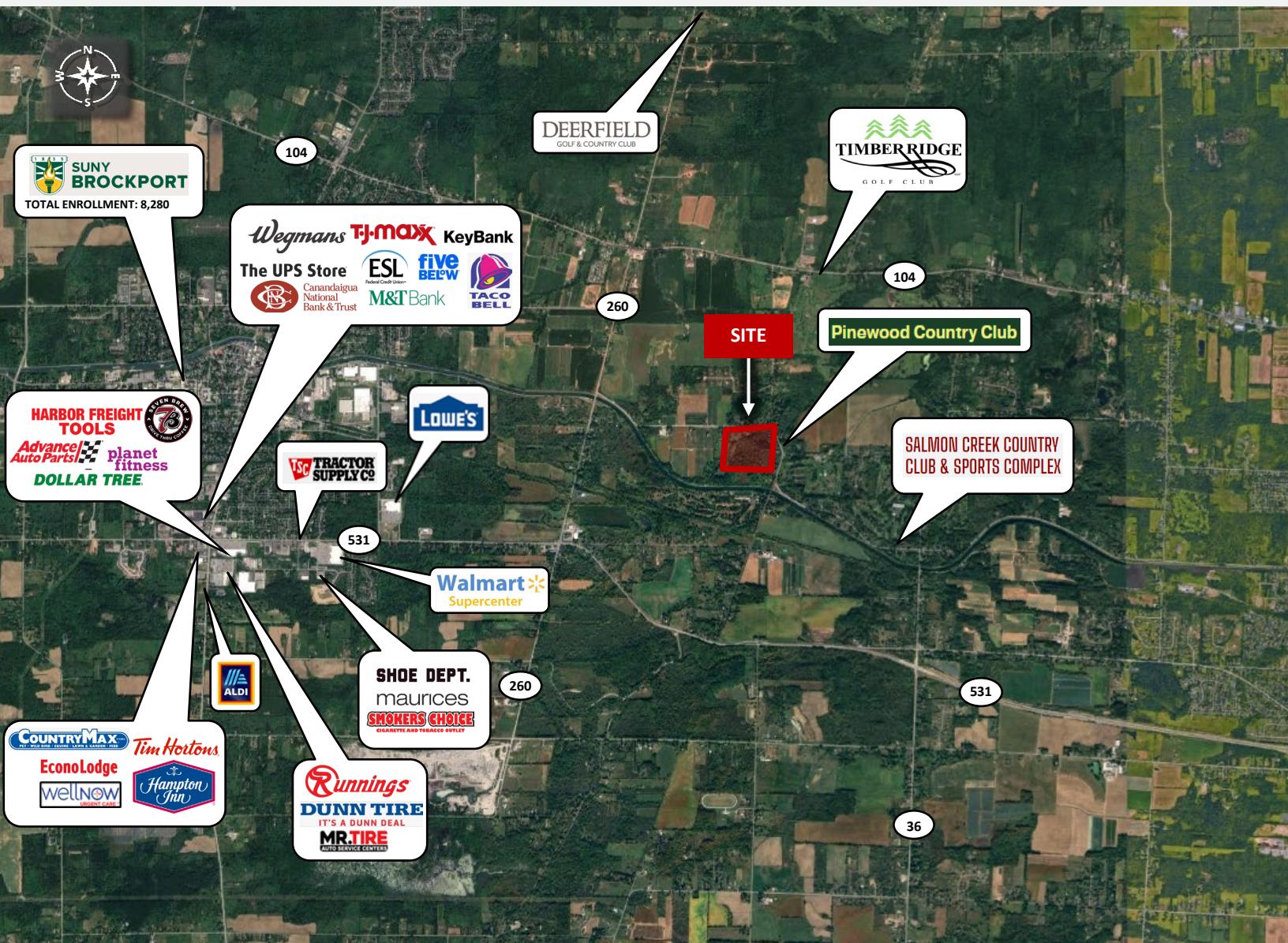
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MARKET AERIAL



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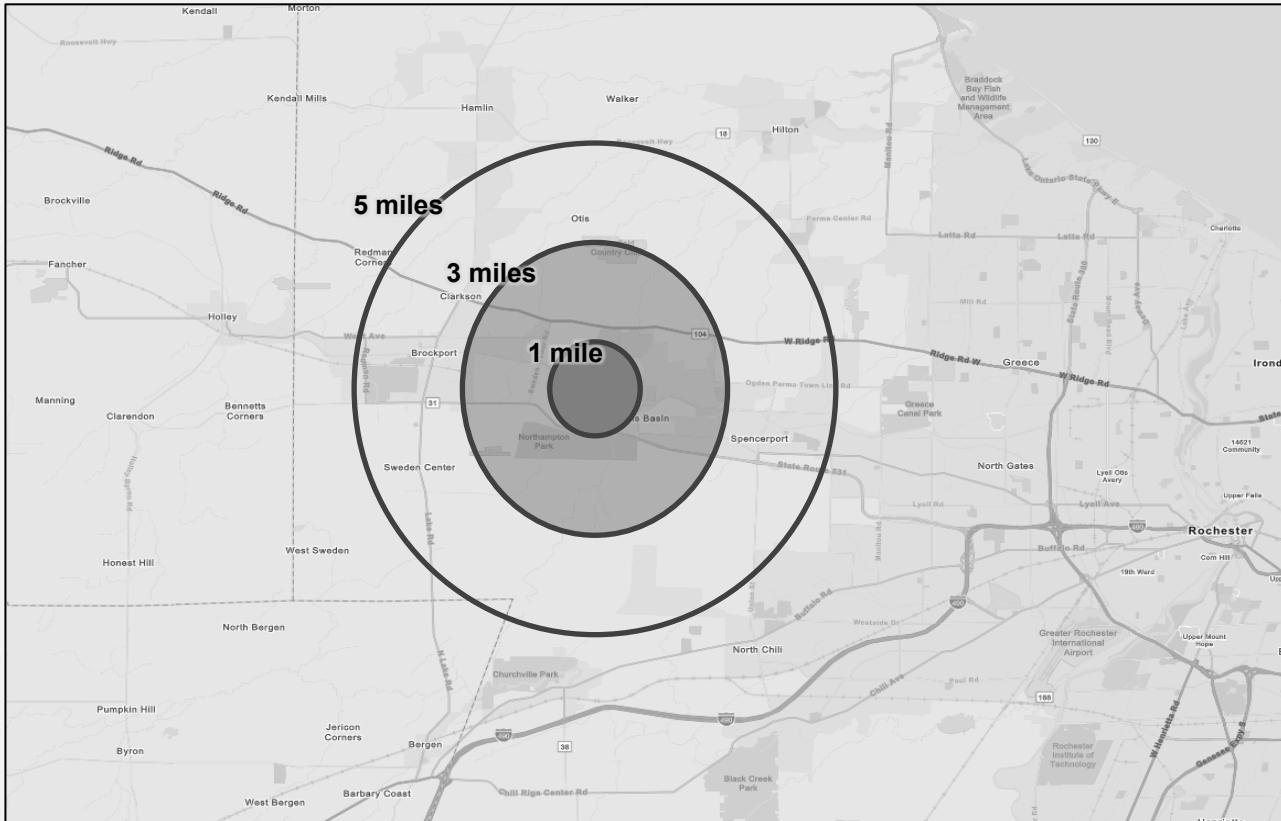


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	699	6,298	32,504
Daytime Population	477	4,275	31,442
Households	283	2,509	13,147
Average Household Income	\$155,917	\$128,995	\$103,591



164
Businesses



1,226
Employees



\$278,706
Median Home Value



44.9
Median Age

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