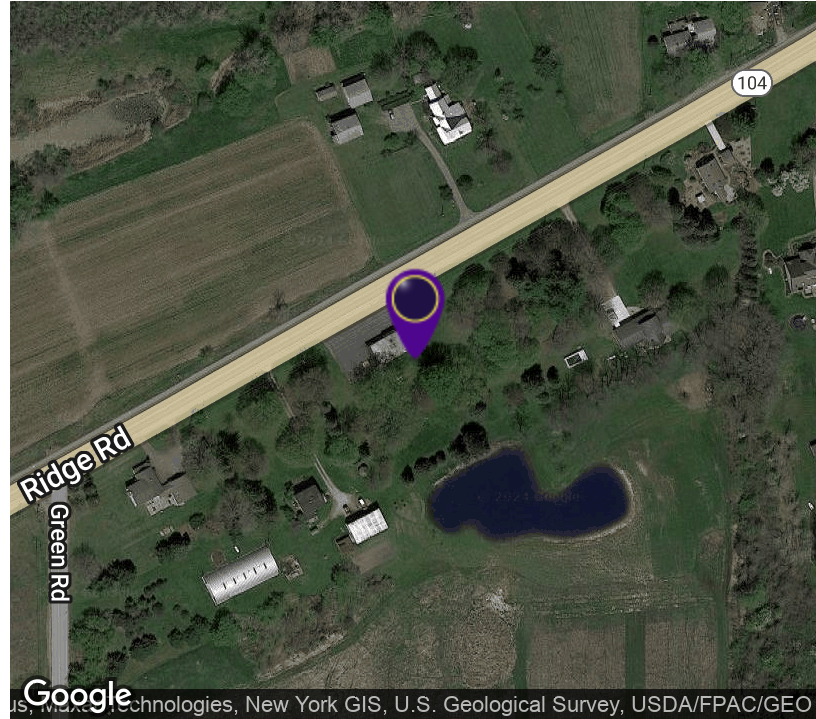


# Niagara Craft Spirits

4408 Ridge Road, Cambria, NY 14094



## OFFERING SUMMARY

Sale Price:	\$385,000
Lot Size:	0.92 Acres
Year Built:	1957
Building Size:	1,760 SF
Zoning:	B-2 General Business
Price / SF:	\$218.75

## PROPERTY OVERVIEW

Excellent Owner/Investor Opportunity. Turnkey NY Farm Distillery with a diverse and established product line. Purchase will include all licensing, recipes, and labels for production. Distillery was founded in the historic 1,760+/- SF Beyers Drive-In on Ridge Road in 2015. The classic style of the building and the ample parking lot are perfect for this distilled spirits plant and the tasting room. This successful micro-distillery produces an array of small batch, hand crafted spirits including white and wood aged whiskeys and gins using locally grown ingredients. Improvements to the building include insulation and wall finishes along with corrugated steel ceilings throughout after purchasing the property. Electrical service was also improved to include a 200A 120/240V service and a 200A 480V 3ph. Water cost is extremely low for area. 2 septic systems in sandy soil are in excellent condition. Property is zoned B-2 which is fairly scarce in the Town of Cambria, and allows many forms of activities which require permits otherwise. While only open for limited hours during the season this distillery is profitable. **\*\*\*24 Hour Notice is required for all showings\*\*\***



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## LOCATION DESCRIPTION

Located in the Right-To-Farm community of Cambria, NY, within 5 easy driving miles of 7 the wineries on the Niagara Wine Trail.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	168	4,715	38,264
Total Population	432	11,052	85,308
Average HH Income	\$103,800	\$84,436	\$74,197

## PROPERTY HIGHLIGHTS

- Turn-key NY Farm Distillery with all licensing, permitting, recipes and labels
- Make product and sales on Day 1
- Real Property Zoned Business 2 (B-2) on the primary East-West Niagara Wine Trail road
- ~\$20,000 Bottled Inventory
- ~\$14,000 product batched and ready to bottle
- Over \$300,000 of whiskey in barrels (whiskey/bourbon)
- 5 Stills (~\$10,000 each when new)
- Mash Kettle (~\$10,000)
- Fermentation Vessel (~\$5,000)
- Grinder/Grain Silo full of local corn (~\$5,000)
- (Equipment worth a total ~\$70,000)

ADDITIONAL PHOTOS

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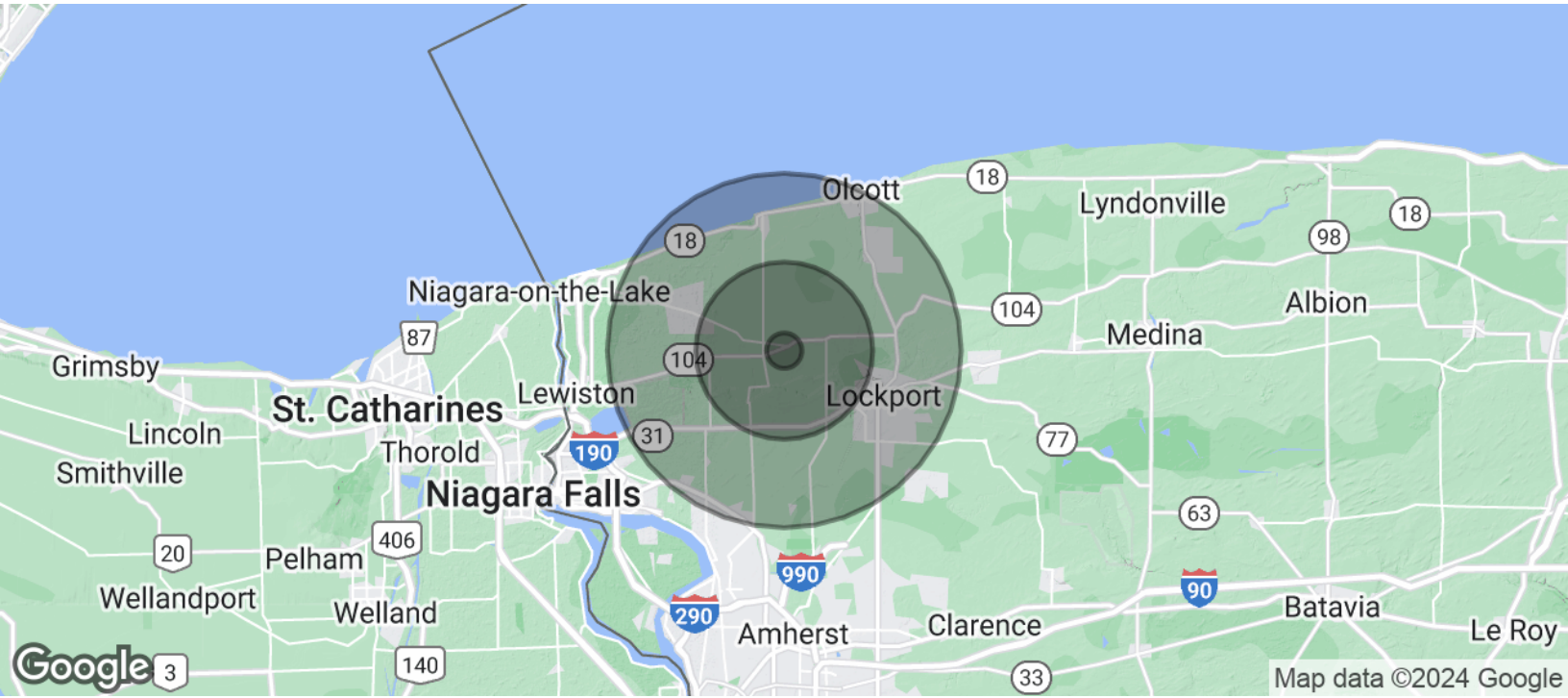


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	432	11,052	85,308
Average Age	45.3	45.3	43.1
Average Age (Male)	44.2	43.4	41.6
Average Age (Female)	45.9	46.2	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	168	4,715	38,264
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$103,800	\$84,436	\$74,197
Average House Value	\$238,650	\$194,736	\$159,242

\* Demographic data derived from 2020 ACS - US Census



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