

Overview:

Restaurant, bar event location, originally constructed in 2006 -on 6.5 acres elevated to enhance visibility from highway SR209 with traffic counts over 14,000. Remodeled and upgraded in 2020-2021. This facility has been a bar restaurant event space since construction. Property land area is zoned Mixed use, combining Commercial and residential zoning. Location could be redeveloped or expanded. The location is served by Municipal water and sewer and paved parking for approximately 250 cars.

The primary Restaurant/Bar area of 6,700sf is fully sprinklered, alarmed, and with central A/C, and includes a centrally located 900+sf full Kitchen which allows service to four dining areas as well as the event tent. Outdoor Patio (seats 100+); Main Dining Room (seats 90), New York Room (seats 50), Bar/Tavern (seats 50) plus the adjacent Event Tent.

Structure. Mechanical Room, all mechanicals are up to date and in excellent condition, Storage, Large Coolers for Beer and soft drinks is located in basement under Kitchen area. There is also a second Floor Office, Full bath and secondary Storage rooms. The additional Event Structure/full Canopy/Enclosure w/Bar measures 60x133 (8,000sf) and has Full Electric, heat to accommodate up to 500 guests.

In between the two structures is a landscaped and garden with large area for Patio dining.

Exterior:

- Lighted menu board signage adjacent to entry way (new in '21)
- Functioning, lighted waterwheel added for visual roadside interest (new in '21)
- 24 'Storage trailer with changeable signage parked at Northmost point of property
- Perennial landscaping throughout
- Premium pavers
- Well-lit parking lot for ~275, with LED lighting, new in '23

Event Tent:

- 66' x 116' with Fire code capacity to 500
- Permanent Tent metal frame with electric and water, white tent panels and ceiling drapery must be taken down between November and March. Sufficient on-premise storage for all tent materials and content.
- Large Chandeliers- 6
- Wall Sconces- 18
- Ceiling Fans- 12
- Dance Floor 18' x 42'
- Standard tent configuration for weddings up to 200, providing a rain alternative to the patio
- Wedding Chairs: 287
- High table chairs: 16
- 72 inch Round Folding Tables- 16
- 60 inch Round Folding Tables- 10
- High Cocktail tables 36 inch X 36 inch
- Long foldable tables 95 inches x 30 inches- 7
- White wooden dividers with white fabric curtains: 10
- Premium chafer- 10
- Security camera

- Tent Bar:
 - Granite exterior bar
 - Kegerator with 2 keg capacity
 - Running water and sink (added in '22)
 - 2 soda lines with guns
 - POS machine (added in '22)

Main Dining Room:

- Fire Code Capacity of 90
- Tables-Main dining room
- New tables in '21: 3 Round (Small 48") and 1 Round (large 60")
- 12 Squares 36"x36"- new rustic reclaimed wood table tops, '22
- 3 Rectangle 72"x31"- new rustic reclaimed wood table tops, '22
- Dining room dividers: 3 (total across property is 5), new in '23, dividers are on wheels and are used to create separation across the room, and block view into the kitchen, often moved between the tent and main dining room
- Chairs- 92

New York Room (Second Dining Room off the bar):

- Fire Code Capacity to 50
- All Table Tops new in '21, white wood Rustic:
 - 1 Rectangle 60"x30"
 - 10 Square 36"x36"
 - 1 Circle 60"
- Chairs- 47

Bar

- Fire Code Capacity to 40
- 8 tap lines
- 2 server areas, with 2 guns and sinks
- 3 undercabinet fridges
- TV's: 3 Sony 72" (new in '22) , 2 Vizio & 2 Hitachi
- New rough-edge booth tabletops, free wall mounted- 6
- 6 Hanging lights over booths
- High round 48" tabletop (new in '21)
- High bar chairs- 20
- Hostess POS stand- 1 (reclaimed antique)
- 2 Toast POS units- new in '24
- Bar & Tent Bar Tap Lines & Cooler: Soda and Beer lines run to a cooler in the basement

Entry Features:

- Hostess stand, a repurposed antique sideboard
- 2 wooden benches for patrons, new in '22

- Glass on each dining room doors, new in '22
- ATM machine in unused utility closet (serviced by Catskill entertainment)
- **Bridal Suite:** Complete with private bath, all brand new in '23
- **Bathrooms:**
 - (F – 4 stalls/2 sinks M-2 urinals, 2 sinks, 2 stalls)
 - Floor to ceiling custom tile throughout
 - New automated sink faucets in '24
- **Patio:**
 - Café seating for 75. Can be configured for weddings
- **Storage:**
 - 5 exterior Connex boxes for storage (1 new in '23)
 - Connex boxes are used for tent and its contents (off season) plus decorations and other equipment, dishware etc.
 - Trailer with sign used to store chairs in the winter
- **Dry Goods:**
- Large Dry goods pantry, well-lit with built in shelving, just off the kitchen
- **Liquor Room Storage:**
 - Very Large for Bar overflow storage.
- **Kitchen Equipment**
 - 2 Convection ovens
 - 6 Burner ovens
 - 2 Hot boxes, new in '22
 - Line equipment: All in working order
 - 8 drawers of low boy cooler, on opposing sides of the line
 - Hood- new motor in '23
 - Back line prep area
 - Side salad station and storage areas
- **Kitchen Front:**
 - Dishware to accommodate up to 200 (significant in connex storage)
 - Bread warmer, ice machine, cooler, recently serviced
 - Water pitchers (20+), Coffee warmers
- **Walk in Cooler and Freezer:** recently serviced
 - Freezer 16' x 7'.8" and Cooler 16'.5" x 10'.6"
- **Dishwashing Area:**
 - Large dish area, Machine with sink, Opposing 3 basin sink, Storage area
- **Upstairs Outer Office:**
 - Large conference room table, Desk, Storage area
- **Inner Office:**
 - Second desk area, Security camera aggregating screen
 - Not a legal bedroom, but sprinkler and fire door in place
 - Heating and Cooling throughout the building, additional AC Unit for the inner office/bedroom area
 - Needs a fire escape installed out the window
 - Inner Office Bathroom: Private toilet, bath & shower, tiled wall and flooring