

INVESTMENT/ BAR RESTAURANT OPPORTUNITY - SYLVAN BEACH, NY

**OFFERED
AT
\$625,000**

BROUGHT TO YOU BY THE TRIFECTA WEALTH TEAM OF THE O'HARA GROUP

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PROPERTY INFORMATION

- **PROPERTY TYPE: BUILDING & BUSINESS FOR SALE**
- **ZONING: COMMERCIAL**
- **TURNKEY RESTAURANT & BAR WITH FULL KITCHEN**
- **TWO APARTMENTS ON SECOND FLOOR**
- **STRONG FINANCIALS**
- **INTERIOR: ~6,135 SQFT**
- **LOT SIZE: ~0.77 ACRES**



BAR / FRONT ROOM DINING





FULL KITCHEN



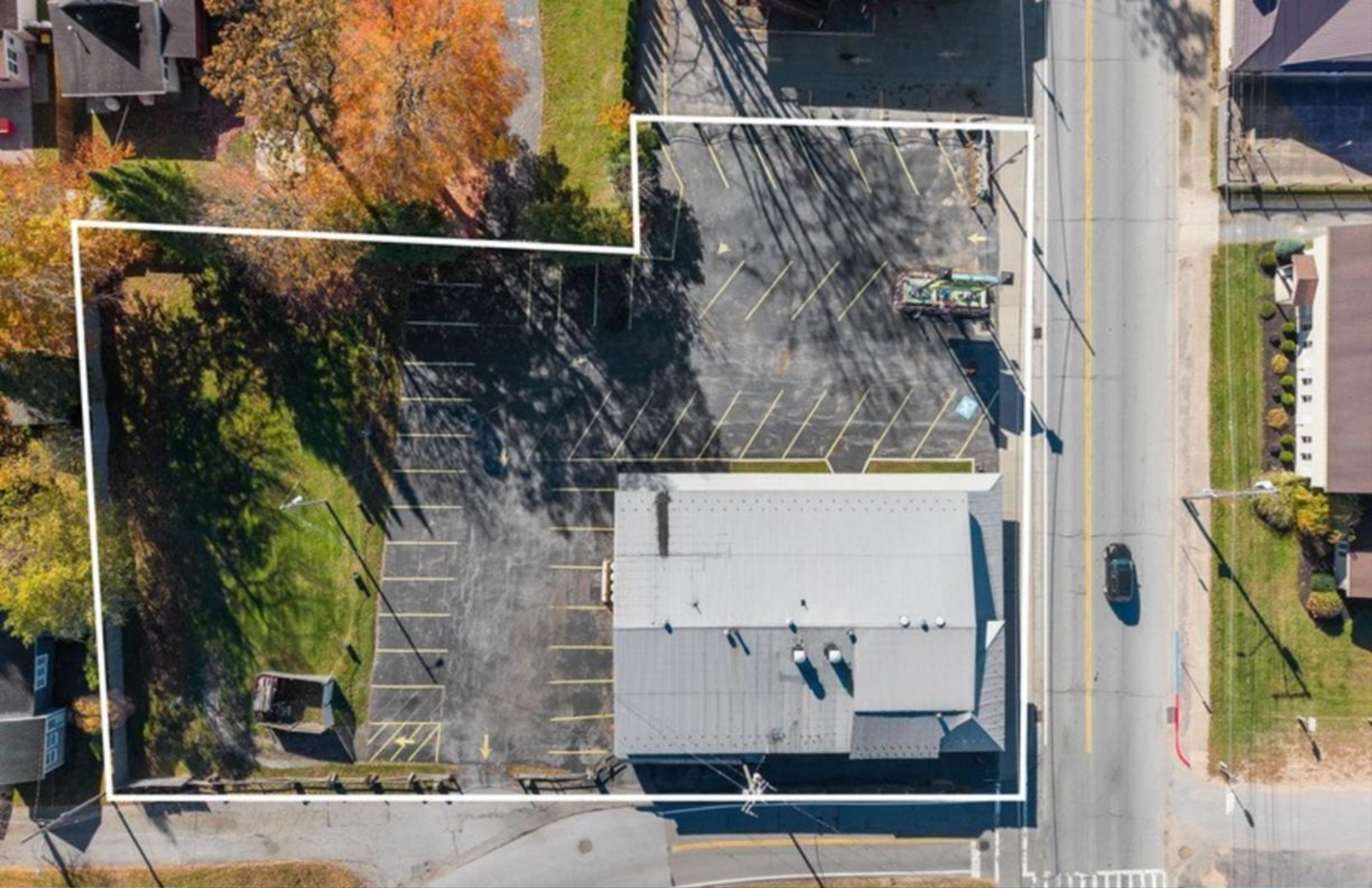


BACK ROOM DINING / GARAGE STORAGE



ZONING: COMMERCIAL





PROPERTY LINES ARE APPROXIMATE



***Outlines are approximate



MARKET RENTS -
SYLVAN BEACH, ONEIDA
COUNTY

Studio: $\approx$ \$922/month

1 bedroom: $\approx$ \$928/month

2 bedrooms: $\approx$ \$1,159/months

3 bedrooms: $\approx$ \$1,396/month

4 bedrooms: $\approx$ \$1,651/month

LOCAL ATTRACTIONS

THE LAKE HOUSE CASINO:

0.8 Miles (3 Minutes)

TURNING STONE RESORT CASINO :

12.8 Miles (18 Minutes)

SYLVAN BEACH AMUSEMENT PARK :

0.5 Miles (1 Minute)

VIENNA FARMER'S MARKET:

3.1 Miles (5 Minutes)

MARION MANOR MARINA :

3.6 Miles (6 Minutes)



“The area’s diversity and scenic beauty will appeal to the entire family with sandy beaches, quaint cottages, spectacular sunsets, nostalgic amusement park, outstanding camping facilities, The Lake House Casino, convenient marinas, exciting nightlife, world class fishing and a wide variety of shops and restaurants.”

Captain John’s is a member of this Association which is great for advertisements and promotions.

LOCAL CAMPGROUNDS AND LODGING IN SYLVAN BEACH

LODGING:
THE COVE
THE FARMHOUSE
LAZY PINE COTTAGES
ONEIDA LAKE INN

CAMPGROUNDS:
HIDDEN POINT CAMPGROUNDS
THE LANDING CAMPGROUND
TA-GA-SOKE CAMPGROUNDS
TIME-OUT FAMILY CAMPGROUND



THE COVE



LAZY PINES COTTAGES



TA-GA-SOKE CAMPGROUNDS

TOP 10 LARGEST EMPLOYERS IN **ONEIDA COUNTY, NY**

Oneida Indian Nation / Turning Stone Enterprises

Mohawk Valley Health System (MVHS)

CONMED Corporation

Utica National Insurance Group

Mohawk Valley Community College (MVCC)

Utica University (formerly Utica College)

SUNY Polytechnic Institute (SUNY Poly)

Rome Health / Rome Memorial Hospital

Upstate Cerebral Palsy / Upstate Caring Partners

Walmart (local stores / retail sector)

ONEIDA CITY HOSPITAL

321 GENESEE ST, ONEIDA, NY 13421

9.4 MILES FROM MAIN ST.



UTICA UNIVERSITY

**1600 BURRSTONE RD, UTICA, NY
~ 14.3 MILES AWAY FROM MAIN ST.**



SUNY POLYTECHNIC INSTITUTE

**100 SEYMOUR RD, UTICA, NY
~ 14.3 MILES AWAY FROM MAIN ST.**



UPCOMING DEVELOPMENT & INFRASTRUCTURE

East Oneida Lake Wastewater Treatment Plant Upgrade

Project: Major modernization of the Sylvan Beach wastewater facility

- \$51 million upgrade of outdated infrastructure
- New treatment tanks, updated equipment, electrical and backup power improvements
- Serves the Village, nearby communities, and Verona Beach State Park
- Strengthens environmental protection and long-term reliability
- Expected completion: Fall 2026

This project supports future development, tourism, housing growth, and business expansion.

Village of Sylvan Beach Main Street & Mobility Improvements

Project: Planning through the Oneida County Main Street Program

- Proposed redesign of Main Street (NY-13) with wider sidewalks, lighting, trees, EV charging, and wayfinding
- Pedestrian and bike improvements along Park Avenue
- Intersection upgrades, beach gateways, and placemaking features
- Designed to support tourism and local businesses

Note: Many of these improvements are still in planning or seeking funding and are not fully under construction yet.

Turning Stone Resort Casino – “Turning Stone Evolution”

Status: Under construction through 2026

- \$370 million renovation and expansion
- New 258-room Crescent Hotel (June 2026)
- Expanded Expo & event space (Labor Day 2026)
- New 1,600-space parking garage
- ~3,500 construction jobs

Impact: The Verona-based expansion strengthens tourism and economic activity across Central NY, including increased traffic to Sylvan Beach.

The Cove at Sylvan Beach & Lake House at Sylvan Beach

- **The Cove at Sylvan Beach** - A hospitality and recreation destination with cottages, boats, and waterfront rentals — opened initially in 2022 and remains a significant draw for visitors.
- **The Lake House at Sylvan Beach** - A waterfront dining & entertainment venue by the Nation that supports local tourism and seasonal employment.

These projects have already been completed or are operational but continue to influence development patterns and tourism in Sylvan Beach.

Chobani New Dairy Processing Facility at Griffiss (Rome, NY)

Project: Massive ~2 million-sq-ft dairy processing plant (~\$1.2 billion investment)

Status: Early site clearing and infrastructure underway at the Triangle Site

Infrastructure:

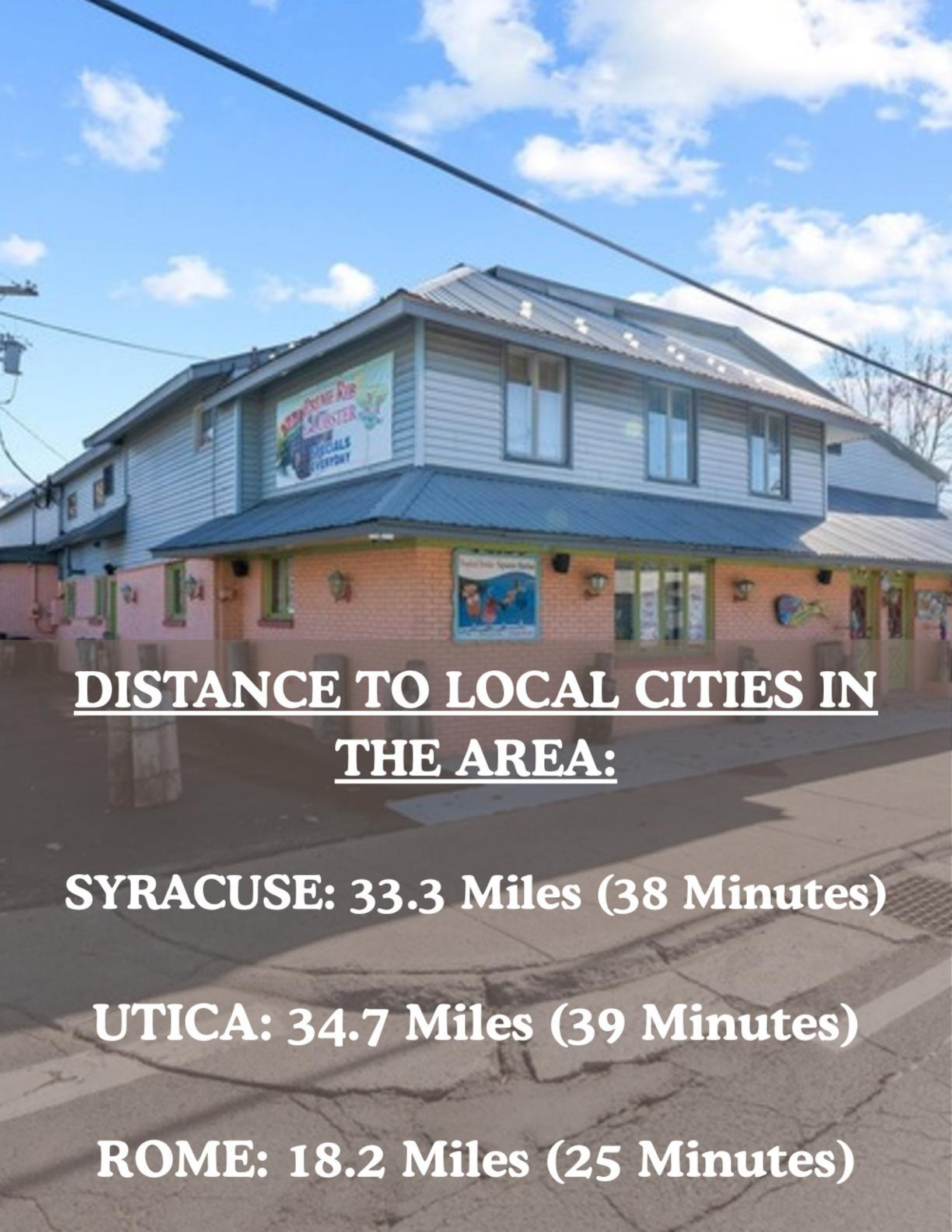
- **Tree clearing, demolition of old structures, Phase 1 site preparations.**
- **Reconstruction of Perimeter Road, gas mains, sanitary sewer, transformers, and a new roundabout on State Route 825.**
- **Infrastructure work will continue through 2026.**
- **Planning board approvals underway for facility footprint.**

Impact: This development, although in Rome (~30–35 min from Sylvan Beach), is a game changer for regional logistics, employment, supply chains, and county infrastructure — which in turn affects housing, commercial demand, and transportation corridors impacting Sylvan Beach and surrounding communities.

NYS Canalway & Erie Canal Corridor tourism grants support canal access and amenity enhancements — potentially bringing more visitors and events to waterfront communities like Sylvan Beach.

**UPCOMING CHOBANI DAIRY
PROCESSING PLANT
GRIFFISS BUSINESS & TECHNOLOGY PARK
~ 30 MINUTES FROM MAIN ST.
EXPECTED TO CREATE AROUND 1,000 NEW JOBS**



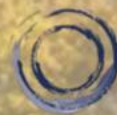


DISTANCE TO LOCAL CITIES IN
THE AREA:

SYRACUSE: 33.3 Miles (38 Minutes)

UTICA: 34.7 Miles (39 Minutes)

ROME: 18.2 Miles (25 Minutes)



The O'Hara Group
CONCIERGE REAL ESTATE

**FOR ANY INQUIRIES REACH
OUT TO THE
TRIFECTA WEALTH TEAM OF
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