



Real Estate Overview

7400 US State Route 209,
Napanoch, New York

Overview

Main Dining Room

“New York” Room

Bar

Entry/ Bridal/ Bathrooms

Tent

Patio/ Landscaping/ Exteriors

Storage

Kitchen

Legacy Financials

OVERVIEW

- Originally constructed in 2006 on an elevated parcel to enhance visibility from State Route 209 with traffic counts over 14,000 per day. No expense spared in developing and remodeling this active facility!
- The primary Restaurant/Bar area of 6,700 SF is fully sprinklered, alarmed, and has central A/C. It includes a well thought-out centrally located 900+ SF full-Kitchen plus basement prep and cooler space which allows service to four dining areas as well as the event center. Outdoor Patio (seats 100+); Main Dining Room (seats 100), “New York Room” (seats 50), Bar/Tavern (seats 50) plus the adjacent Event Structure.
- Mechanical Room: All mechanicals are up to date and in excellent condition, immense storage, large coolers for beer and soft drinks – ALL 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 nicely landscaped and has a garden with large area for Patio dining.
- This nearly 6 Acre parcel can also be highlighted for future expansion, or many uses to enhance a new owner’s desire. The property is well-served by Municipal water and sewer and paved parking for approximately 250 cars.
- Property is zoned Mixed Use, combining Commercial and Residential zoning. Plenty of room for future development/expansion on the residual acreage.

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The image shows the interior of a restaurant named 'The Paper Mill'. The room features dark wood paneling on the walls and ceiling. Large windows on the right side offer a view of greenery outside. The floor is covered with a blue and yellow patterned carpet. Several wooden tables and chairs are arranged throughout the space, with some tables set with glassware and napkins. A large sign on the left wall displays the restaurant's logo, which includes a stylized house and the text 'THE PAPER MILL'. A chandelier hangs from the ceiling, and wall sconces provide additional lighting.

Main Dining

Capacity 90



Main Dining Room

- Fire code to 90
- (table tops have subsequently been upgraded)

Tables-

Main dining room

- New tables in 2021
- Round Size 1 (Small)
 - Number of tables: 3
 - Circumference: 48 inch
- Round Size 2 (large)
 - Number of tables: 1
 - Circumference: 60 inch



Tables

Main dining room

- Squares
 - Number of tables: 12
 - Dimensions: 36 x 36
- Rectangle
 - Number of tables: 3
 - Dimensions: 72 x 31



Dividers-Main dining room



- Number of Dividers: 2 (total across property is 4)
- These are new and built in '21 and '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- Main dining room

- Number of chairs: 92
- Size: Standard



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A photograph of a restaurant interior with wooden walls, large windows, and several tables set with white plates, cutlery, and red napkins. A prominent yellow lamp is on the table in the foreground.

New York Room

Capacity 50

New York room Tables

All table tops new in '21

- Rectangle
 - Number: 1
 - Dimensions: 60" x 30"
- Squares
 - Number: 10
 - Dimensions: 36" x 36"
- Circle (new table in '21)
 - Number: 1
 - Circumference: 60"



New York room Chairs

- Standard
 - Number: 47



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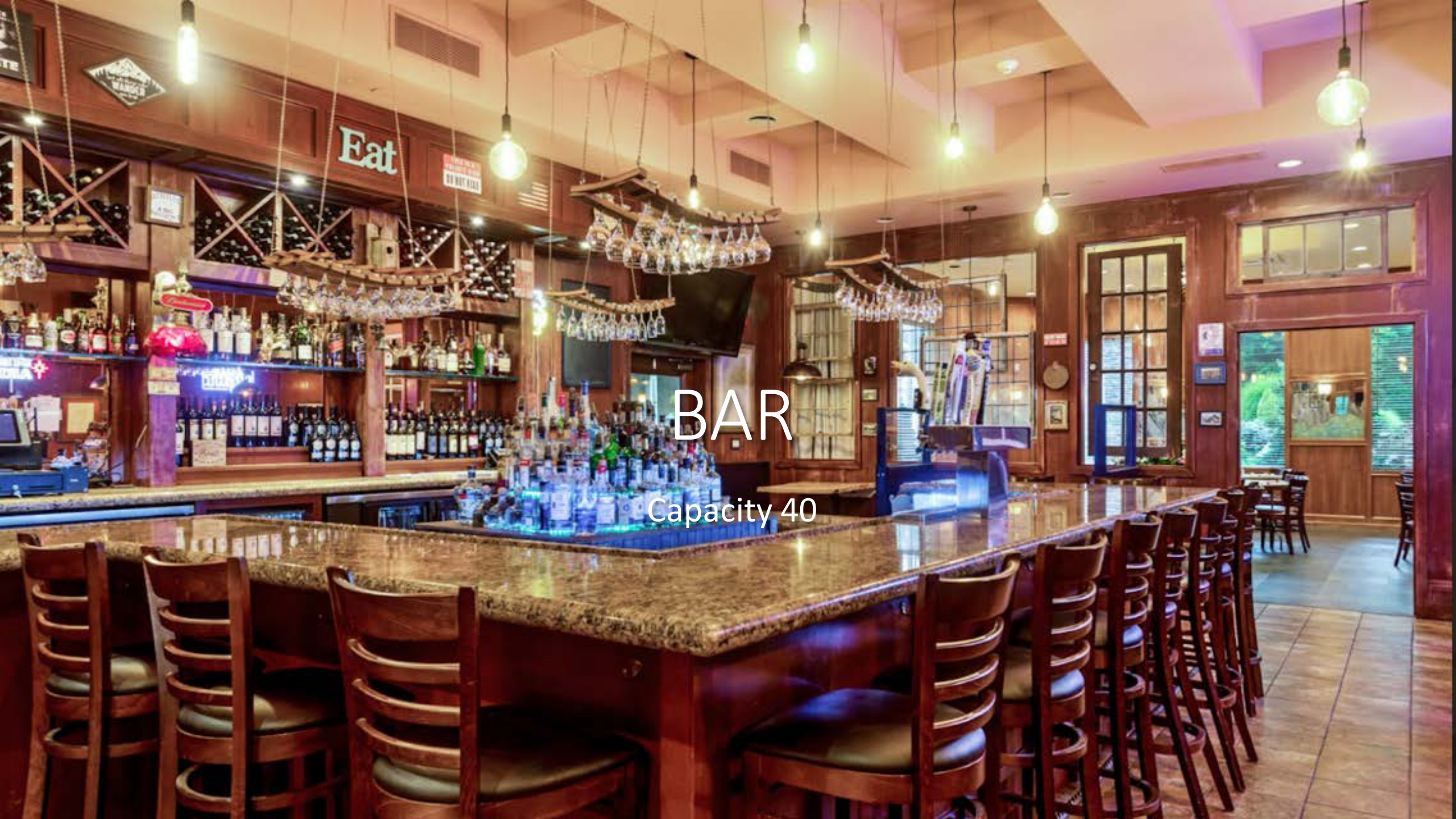
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BAR

Capacity 40



Bar equipment

- 8 tap lines
- 2 server areas, with 2 guns and sinks
- 3 undercabinet fridges





TVs

- 3 New Sony 72in, bought in '22
- 2 Vizio
- 2 Hitachi



Bar Furniture



- New rough-edge booth table tops, free wall mounted- 6
- Hanging lights over booths-6
- New high round table top- 48"
- High bar chairs- 20
- Hostess stand
- 2 new Toast POS units



Bar & Tent Bar Tap Lines & Cooler

- Soda and Beer lines run to a cooler in the basement

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Entry Features

- New hostess stand, a repurposed antique sideboard
- 2 wooden benches for patrons
- New glass on doors, (only 1 shown)



Bridal Suite

Complete with private bath, all brand new in '23



Bathrooms

- Floor to ceiling custom tile throughout
- New automated sink faucets in '24

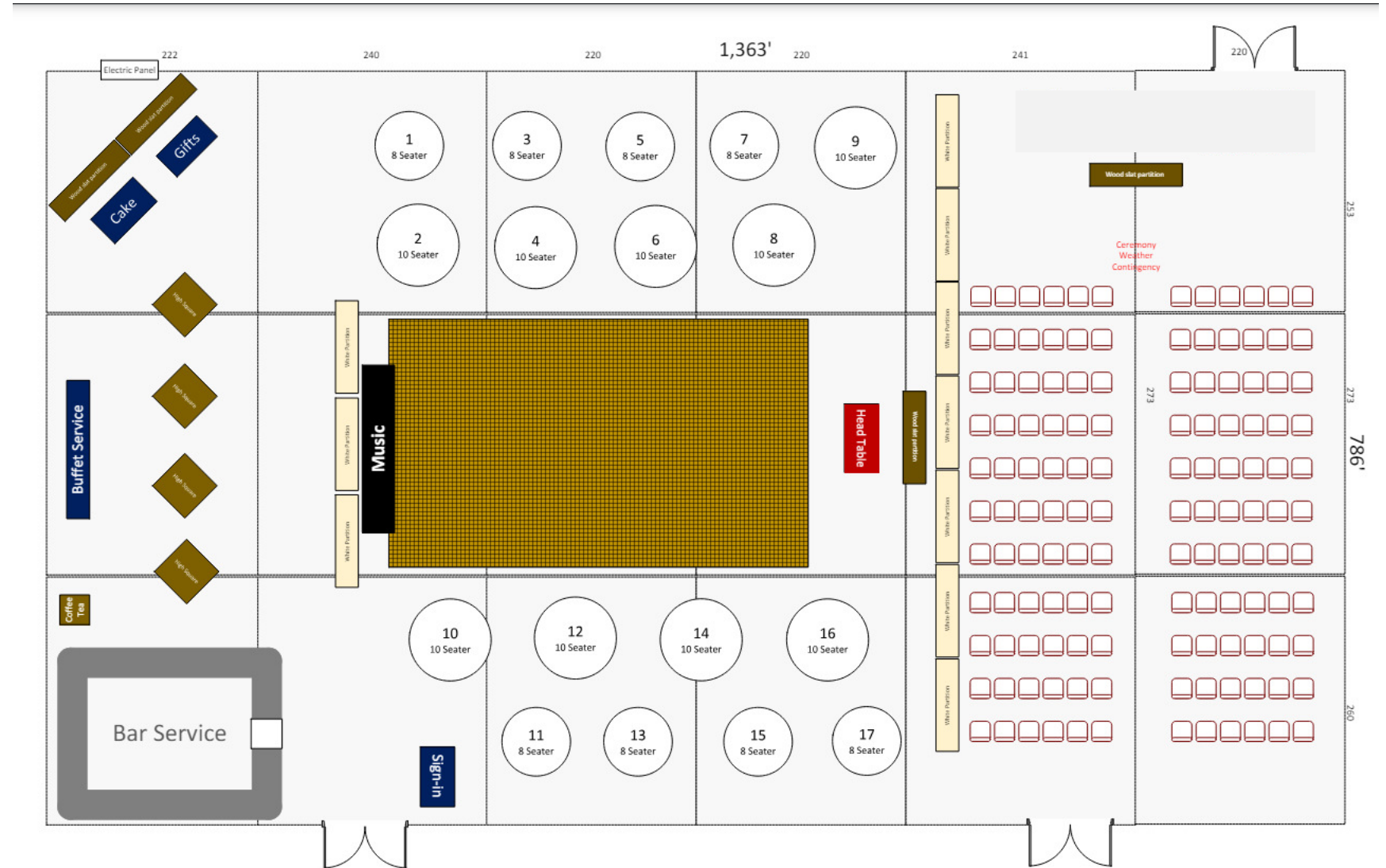
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Tent
capacity 500

Tent

- Standard tent configuration for weddings up to 200, providing a rain alternative to the patio
- All equipment shown is owned



Chairs- Tent

- Wedding Chairs
 - Number of chairs: 287
- High table chairs
 - Number of high tables: 16





Tables Tent

- Large circular
 - Number: 17
 - Circumference: 182 cm
- High table
 - Number: 9
 - Dimensions: 91cm x 91cm
- Long foldable tables
 - Number: 7
 - Dimensions: 242cm x 76cm



Dividers Tent

- Standard
 - Number: 3
- Wedding
 - Number: 10





Tent Heaters

- Propane heat lines installed around the tent
- 4 propane heaters provide excellent heat, even late into November



Tent Bar

- Granite exterior bar
- 2 keg, kegerator
- Running water and sink
- 2 soda lines with guns
- POS machine



Catering

- Premium chafers- 10
- Ability to run multiple parties at the same time on the property

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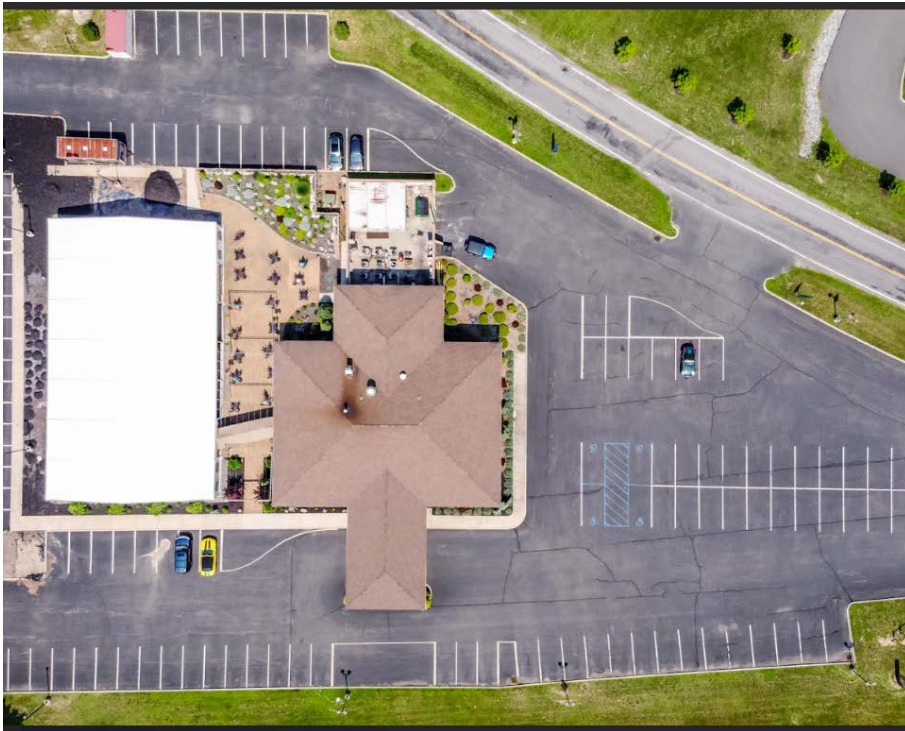


Landscaping

- Robust, landscaping throughout
- Premium pavers
- Perennials added yearly to bolster the effect
- Great wedding photo backdrops

LED lighting in parking lot

- Significant investment to upgrade parking lighting (\$25K)
- Extremely well lit, and cost effective LED installed in '22
- Surrounds parking lot
- On a timer



An outdoor patio area featuring several black metal tables and chairs arranged on a light-colored gravel surface. A large, vibrant green patio umbrella stands prominently in the center-right. To the left, a portion of a white and blue umbrella is visible. The background is a lush garden with a stone retaining wall, various shrubs, and tall trees. The text "Patio" is written in a large, white, serif font, and "café seating for 75" is written in a smaller, white, sans-serif font below it.

Patio

café seating for 75

Patio Weddings



- The Patio is often configured for weddings as shown

Patio Bridal Photo





Exteriors

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Storage

- 5 exterior Connex boxes for storage (1 not shown)
- 1 new in '23
- Connex boxes used for tent and its contents in off season, plus decorations and other equipment, dishware
- Trailer with sign used to store chairs in the winter

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Kitchen Equipment continued

- Hot boxes new in '22
- Cooler
- 2 ovens



Line equipment

- 8 drawers of low boy cooler, on opposing sides of the line
- Sauteed range and salamander (not shown)
- Back range (not shown)
- All in working order





Kitchen Front of House Area

- Extensive dishware to accommodate up to 200 (significant in connex storage)
- Bread warmer, ice machine, cooler, all in working order with recent servicing
- Water pitchers (20+)
- Coffee warmers



Walk in Cooler and Freezer



- Freezer 16 ft x 7 ft 8 in
- Cooler 16 ft 5 in x 10 ft 6 in
- All in good repair, recent servicing

Kitchen Views

- Hood- new motor in '23
- Back line prep area
- Side salad station and storage areas



Dishwashing Area



- Large dish area
- Machine with sink
- Opposing 3 basin sink
- Storage area
- All in good repair