



FOR SALE: NORTH COUNTRY LAKEFRONT RESTAURANT

216 Lake Street Rouses Point, NY 12979

CALL FOR DETAILS

PRESENTED BY:
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

Executive Summary

216 Lake Street Rouses Point, NY 12979

Casa Capitano presents a great opportunity to acquire a fully operational, turn-key restaurant in one of the North Country's more scenic and well-positioned locations. Situated in Rouses Point, NY, just minutes from the United States–Canada border and surrounded by active marinas and lake-driven tourism, the property benefits from both strong local support and consistent cross-border traffic. A sought out destination by locals, Canadians, Vermonters, and beyond.

The property features a **completely** remodeled 2,600 +/- SF aviation themed building designed for both efficiency and overall guest experience. Customers can take advantage of beautiful lake views from the lower and upper outdoor decks. Inside, the restaurant includes a state-of-the-art commercial kitchen with a high-quality wood fired pizza oven from Italy!

Additional highlights include ample on-site parking and an existing drive-thru window, giving a new owner added flexibility for takeout service or future operational changes.

Beyond the business and real estate, there is additional upside. A lakefront parcel located directly across the street to add ample dockage for boats/sea planes, along with the established name, branding, and recipes, could be made available depending on the strength and terms of an offer.

Overall, this is a strong opportunity for an owner-operator or investor to step into a fully built-out waterfront restaurant with great regional appeal and room to grow. Check out the restaurant's website at www.casacapitano.com

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Building Details

- 2,660 +/- SF **COMPLETELY RENOVATED** building
- Upper and lower outside decks with beautiful lake views
- Seating capacity of 181
- 3 restrooms
- Full kitchen (with no violations)
- State of the art pizza oven directly from Italy (wood-fired)
- Ample freezer space and additional food storage in the basement
- Laundry room
- 107' X 260' lot with lake views
- Large parking lot with drive-thru window
- Handicap ramp
- Vinyl siding and asphalt roof
- 600 AMP electrical entrance
- Municipal water and sewer. Propane
- Electric heat pump and mini splits
- Low cost electrical rates
- Less than 2 miles from U.S.-Canadian border and bridge to Vermont
- Zoned R9 with a special use permit for Restaurant/Bankers

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Restaurant Details

- Restaurant is open 5 days a week from May-October. And Friday-Sunday November-April.
- Excellent compliance with all Health Dept. regulations
- Employees fluctuate with the seasons
- Financial information is available with signed NDA.

ADDITIONAL PHOTOS



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