



New Listing

MLS#: **S1664165** Commercial/Industrial
8541 State Route 3
County: **Jefferson** Zip: **13650**
Town/City: **Henderson** Pstl City: **Henderson**
Area #: **Henderson-223600**

List Price: **A-Active \$375,000**
Acres: **0.27**
Cross St: **Military Rd**
Lot Front: **165**
Lot Depth: **175**
Lot Shape: **Rectangular**
Lot #: **7**
Gr SqFt: **2,620**
Trans Type: **Sell**
Year Built: **1985**
Yr Blt Desc: **Existing**
Photo: **30**

Subdivision:
TxMap#: **223600-106-009-0001-007-000**
Addl TxMap#:
City Nghbrhd:
School Dist: **Belleville Henderson**
High School:
Middle School:
Elem School:

General Information

Category: **Business Opportunity, Commercial, Other - See Remarks** Tot Units: **2** Office SqFt:
Sale Incl: **Other - See Remarks** # Stories: **1.0** Manuf SqFt:
Type Bldg: **Other - See Remarks, Restaurant / Food** # Bldgs: **1** Res SqFt:
Bus Name: **Colleens Restaurant** Franchise: **No** Retail SqFt:
Bus Type: Avail Prkg: **30** Leased SqFt:
Elec Svc: Mx Ceil Hgt: Whrse SqFt:
Prop Use: Mx OH Dr: Vacant SqFt:
Location: **Other - See Remarks** On Wtrfrt: **No**
Floor: Name:
Parking: **30** Basement: **Full**
Zoning: **HB- Com 1** Loading:
Water Related Features:

Public Remarks: **Now offered for sale, Colleen's Cherry Tree Inn is a truly well-loved hometown diner that has long been a gathering place for locals and a must-stop destination for summer visitors. Known for its warm, welcoming atmosphere and classic diner-style charm, this establishment has built its reputation on early morning breakfasts, friendly conversations over coffee, and generations of memories made around the tables. It's the kind of place where regulars are greeted by name and traditions have been passed down for years. The spacious main restaurant offers an authentic diner layout with ample seating, durable luxury vinyl plank flooring (redone in 2019), and a large, fully equipped industrial kitchen designed for high-volume service. From hearty breakfasts to lunch specials, the oversized kitchen is built to handle it all with multiple refrigerators and freezers, deep fryers, large cooktops, a walk-in freezer, ice machine, pizza oven, milkshake machines, flurry machines, and extensive prep space. Equipment has been well maintained and inspected, and most restaurant equipment and supplies are negotiable with the sale. Attached is a fully built from the ground up in 2019 ice cream shop addition, bringing the total square footage to approximately 2,620 sq. ft. This thoughtfully constructed space includes two large Taylor soft-serve machines, hard-serve dipping cabinets, a Flavor Burst Astro blender system with up to 64 flavor options, milkshake and flurry machines and more. Mini splits heating and air conditioning was also added to both spaces in 2019 for modern comfort and convenience. The exterior features an all-stone driveway, expansive parking areas with easy turnaround, and an additional storage shed. The main restaurant will be open and operating starting mid March 2026 from Wednesday through Sunday from 6:00 AM to 1:30 PM, this iconic diner-style establishment offers a rare opportunity to own not just a commercial property, but a true hometown staple ready for its next chapter.**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions:

Lease Information

Utilities Information

HVAC Type: **AC-Unit, Heat Pump, Multi-Zone** Sewer/Water: **Public Water Available, Septic System**
HVAC Fuel: **Electric, Other - See Remarks** Boiler Type:
Electric: **Available, Connected** Insulation: **Fiberglass Insulation**
Energy Eqpt: **Oil Tank-In Basement** Septic Location: **Behind Building**
Type of Well: Well Location:
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Additional Information

Living Qrtrs: **No**
Available Docs: **Aerials, Other - See Remarks**
Bldg Misc:
Public Trans:
Total # Residential Units:
Studio: Docks: Yrs Estb: Constr Mtrls:
1 Bed: Rooms: Seat Cap: Roof: **Shingles**
2 Bed: Trk Bays: Accessibility: **No Step Entry, Ramp**
3 Bed: Employees: Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan**
1st Mtg Bal: **\$0**
2nd Mrt Bal: **\$0**
Assess Val: **\$231,800**
Gross Annl Inc:
Annl Op Exp:
Inc/Exp Info: **May Show Books**
Op Exp Incl: **Other - See Remarks**
Closed Date:

Type of Sale: **Normal**
Equity: **\$375,000**
Tax Info:
Annl Spc Assess: **\$0**
Net Op Income:

Town/Cnty Tax: **\$4,591**
City/Vil Tax: **\$0**
School Tax: **\$2,460**
Total Taxes: **\$7,051**

Sale Price:

DOM: **0**

MLS#: **S1664165**

Noah Taylor
NY Licensed R.E. Salesperson

Keller Williams Northern New York
114 Court Street Watertown, NY 13601



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Search Criteria

Property Type is 'Commercial/Industrial'
Status is one of 'A-Active', 'C-Continue Show'
Street Number Search is 8541
Selected 1 of 1 result.