



BAINBRIDGE PUB

Turnkey Restaurant Property + FF&E + Income-Producing Apartment

\$599,000	3,596 SF	1,568 SF	0.90 AC
ASKING PRICE	RESTAURANT	APARTMENT	SITE

Presented by The Closing Couple

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Howard Hanna Real Estate Services

Investment Overview

Bainbridge Pub presents a rare opportunity to acquire a fully equipped restaurant property together with extensive furniture, fixtures and equipment (FF&E), inventory and a separate income-producing apartment. The offering provides a substantially equipped restaurant platform for a new owner/operator to establish their own concept. The current owners are preparing for retirement and are willing to assist with transition.



Highlights

- Real estate, restaurant FF&E and inventory included.
- Highly visible State Route 7 location with ample on-site parking.
- 12 draft beer taps with new lines and multiple dining areas.
- Fully equipped commercial kitchen with mostly updated equipment.
- 1,568 SF second-floor apartment occupied by a long-term tenant.
- Restaurant-ready infrastructure offering a streamlined path for a new operator.

Turnkey Restaurant Infrastructure



The commercial kitchen, bar and dining infrastructure represent a substantial existing investment. Features include commercial hood/cooking line, stainless prep and wash areas, mostly updated equipment, central air conditioning and a Vermont Castings propane stove. Specific equipment is subject to the seller-provided FF&E; schedule.

Events, Outdoor Space & Growth Potential



Private dining/event areas and a spacious backyard create opportunities for banquets, meetings, outdoor dining, live music, cornhole, volleyball, community events and other programming. The flexible operation may also support pizza, catering, an ice cream window, brewery/winery concepts or expanded entertainment, subject to approvals.



Aerial boundary overlay is an estimate supplied by the photographer and is not a survey.

1,568 SF Income-Producing Apartment



Chenango County property records identify a 1,568 SF external apartment. The residence is currently occupied by a long-term tenant, providing an additional income component. A future owner may consider continuing the rental arrangement, owner/manager quarters or other permitted uses, subject to lease terms and applicable approvals.

Property Facts & Contact

Asking Price	\$599,000	Restaurant Area	3,596 SF
Apartment Area	1,568 SF	Site Area	0.90 acre
Year Built	1957	Stories	2
Assessor Parcel	255.-1-31	Property Class	457 - Small Retail
Water / Sewer	Private / Private	Utilities	Electric
2026 Assessment	\$153,700	2026 Full Market Value	\$236,500

Additional property and operating information

may be made available to qualified prospective buyers, subject to seller approval and confidentiality requirements.

THE CLOSING COUPLE

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Disclaimer: This Offering Memorandum is for informational and marketing purposes only. Information has been obtained from sources believed reliable, including seller-provided information and Chenango County property records, but has not been independently verified. Square footage, acreage, boundaries, permitted uses, zoning, equipment, inventory, financial performance and other material facts should be independently verified by prospective buyers and their advisors.