

FOR SALE

BREW PUB, EVENT SPACE & RESIDENTIAL

Property Highlights

- 6,939± SF mixed use commercial building in the heart of the Village of Manlius
- Prime walkable location with strong visibility and dedicated private parking
- Mixed Use zoning with special regulation permitting brewing on premises
- Three distinct use areas:
 - Lower-Level Brewpub – 1,906± SF
 - Event / Taproom Level – 2,977± SF
 - Residential Apartments – Two (2) Units totaling 2,056± SF
- 40 car private parking lot owned with the building
- Multiple value add paths: rent increases, hospitality repositioning, or conversion to additional residential units
- Flexible sale structure: real estate only, turnkey brewpub, or redevelopment acquisition



Demographic	1 Mile	3 Miles	5 Miles
Population	6,194	22,570	36,411
Households	2,842	9,353	14,955
Average H.H. Income	\$150,394	\$172,167	\$167,933
Daytime Employees	4,282	8,039	14,618

Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

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Lower-Level Brewpub Highlights

- Fully built out craft brewpub with bar and seating
- Two restrooms supporting taproom operations
- Hood and grease trap
- Direct access to the 40-car private parking lot
- Ideal for brewery, tasting room, or conversion to additional hospitality space



Event / Tap Room Highlights

- Large, 2,977± SF, event room suitable for private parties, live music, or community gatherings
- Adjacent taproom servicing both the event space and outdoor patio
- Approximately 500 SF furnished outdoor patio for seasonal service
- Utility kitchen, storage areas, and private office
- Strong potential for repositioning as event driven hospitality or conversion to residential units



Residential Units Highlights

- Unit 1: 1,100 SF — 1BR + study — \$1,100/month (month to month)
- Unit 2: 956 SF — 1BR — \$900/month (month to month)
- Both units feature dedicated parking
- Rents have not increased in over 6 years — clear upside to market-rate adjustments
- Opportunity to maintain residential income or expand residential footprint through redevelopment

