

INVESTMENT PROPERTY FEATURE SHEET

Carr Real Estate Group, LLC | *Professional Representation & Strategic Real Estate Investing*

160 Creamery Road, Greenville, NY 12083

Premium Turnkey Hospitality Real Estate & Infrastructure

Vince Anna's Business and name are not included in the sale.

Offered Exclusive By: Richard Carr, Principal Broker & Owner

THE ASSET AT A GLANCE

- **Acreage:** 17.40+ Pristine, Country-Club-Style Acres
- **Frontage:** 450+ Linear Feet of Private, Direct Frontage along Basie Creek
- **Water Features:** Magnificent Stocked On-Site Pond
- **On-Site Residence:** Premium 2-Bedroom Private Executive Apartment
- **Core Infrastructure:** Turnkey Restaurant Facility, Expansive Outdoor Dining Deck, & Complete FF&E Inventory

INVESTOR & OPERATOR OPPORTUNITY

A generational commercial real estate play emerges in the Greenville/Capital Region submarket. Seated on **17.40+ country-club-style acres**, this iconic estate features a hospitality footprint with a proven **81-year operational legacy**. Tucked away on a tranquil, low-traffic road, the property uniquely couples substantial commercial capacity with an idyllic country lifestyle.

STRATEGIC NOTE: The existing business entity itself is *not* for sale and remains an active community staple. This offering is strictly for the **premium real estate, physical land, and complete physical infrastructure (FF&E)**.

This structure provides an absolute clean slate for an ambitious restaurateur, hospitality group, or developer to execute a brand-new concept without inheriting entity liabilities. The expansive acreage and scenic natural aesthetics position this property as an elite candidate for:

- A high-margin destination **Wedding Venue** or corporate retreat.
- An exclusive, high-volume **Special Occasion Event Facility**.
- A premier, authentic **Farm-to-Table Restaurant** campus utilizing the vast agricultural footprint.

PHYSICAL DESIGN & SPATIAL BREAKDOWN

I. The Main Hospitality & Dining Facilities

The interior infrastructure features versatile, independent operational zones allowing for multi-stream revenue generation or simultaneous private parties:

- **Main Dining Room & Banquets:** Accommodates high-capacity formal seating with flexible table arrangements centered around a pristine, polished hardwood dance floor. *(See: 2 Inside Photo 3.jpg, 2 Inside Photo 4.jpg)*
- **Casual Dining & Tavern Wings:** Features warm timber columns, rich tongue-and-groove wood paneling, localized stone-hearth accents, and continuous window walls bringing in natural light and countryside views. *(See: 2 Inside Photo 6.jpg, 2 Inside Photo 9.jpg)*
- **High-Volume Tavern Lounge Bar:** Fully operational horseshoe/curved bar layout fitted with high-backed upholstered bar chairs, professional tap lines, drop-canopy lighting, and extensive back-bar storage. *(See: 2 Inside Photo 11.jpg, 2 Inside Photo 13.jpg)*

II. Executive Owner's Residence / On-Site Manager Apartment

Maximizing operational efficiency, the estate features a spacious, beautifully appointed **2-bedroom private residence**. This is not a standard manager's quarters; it is a high-end home ideal for an owner-operator or a lucrative luxury rental:

- **Living Area:** Expansive living room with vaulted ceilings, multiple ceiling fans, full stone floor-to-ceiling fireplace, and direct access to an outdoor deck through multi-panel glass doors. *(See: Apt.jpg, Apt2.jpg)*
- **Dining & Entertainment Zone:** Light-filled open layout boasting large panoramic windows overlooking the property's water features, anchored by a central formal dining space. *(See: Apt3.jpg)*
- **Gourmet Kitchen:** Fully customized residential kitchen loaded with solid oak cabinetry, gas range cooktop, integrated wall ovens, stainless steel dishwasher, and a central casual breakfast island. *(See: Apt5.jpg)*

PRIVATELY SCHEDULE YOUR TOUR

Do not miss the chance to control one of the most prominent, long-standing hospitality footprints in the region. **All site visits must be scheduled through the listing broker.**

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