

Great Dane Properties



Now Available
Great business opportunity



For Sale
Dempsey's Restaurant

Sale includes building, business, fixtures & equipment, and
2.73 acres with lake views.

For more information or to see this property contact:

Commercial Real Estate Sales, Leasing & Management

Licensed in:
NY, CT, MA, VT

Joe Draghi
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
607/838-3263
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jdraghi@greatdaneproperties.com
www.greatdaneproperties.com

Dempsey's Restaurant

"Dempsey's captures the spirit of local dining" "Welcome to Dempsey's" reads the menu, and it's hard not to feel at home from the minute one sets foot in the door."
writes Kirsten Wassen of the *Ithaca Times*



"This is surely one of the best dining spots in Ithaca to watch the seasons change; only a few minutes from downtown, Dempsey's has a lake view, a rare commodity for restaurants in easy driving distance. Not surprisingly, with its large but cozy lounge, private dining room, and well-kept and lighted back lawn, Dempsey's is a popular spot for receptions"

Located at:
1638 East Shore Drive
Ithaca, NY 14850

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Dempsey's Restaurant offers fine dining, superb wines,
quiet elegant atmosphere
with unsurpassed views of the lovely Cayuga Lake.

FEATURES:

- Richly appointed Dining room



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- Second Dining room with View of Cayuga Lake and garden area featuring a pond on the premises.



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■ Beautiful Polished wood bar



■ Casual Dining area in Lounge



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■ Maitre' d & Reservations Desk



■ Large functional kitchen and prep area



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■ 19' x 9' Walk in Cooler with 6' Freezer



■ Salad & Bread Station



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- Automated Dish washing station



- Updated and Modern bathroom facilities for Men & Women both handicap accessible.
- Private Office
- Liquor storage room off bar area
- Wait stations in both dining rooms

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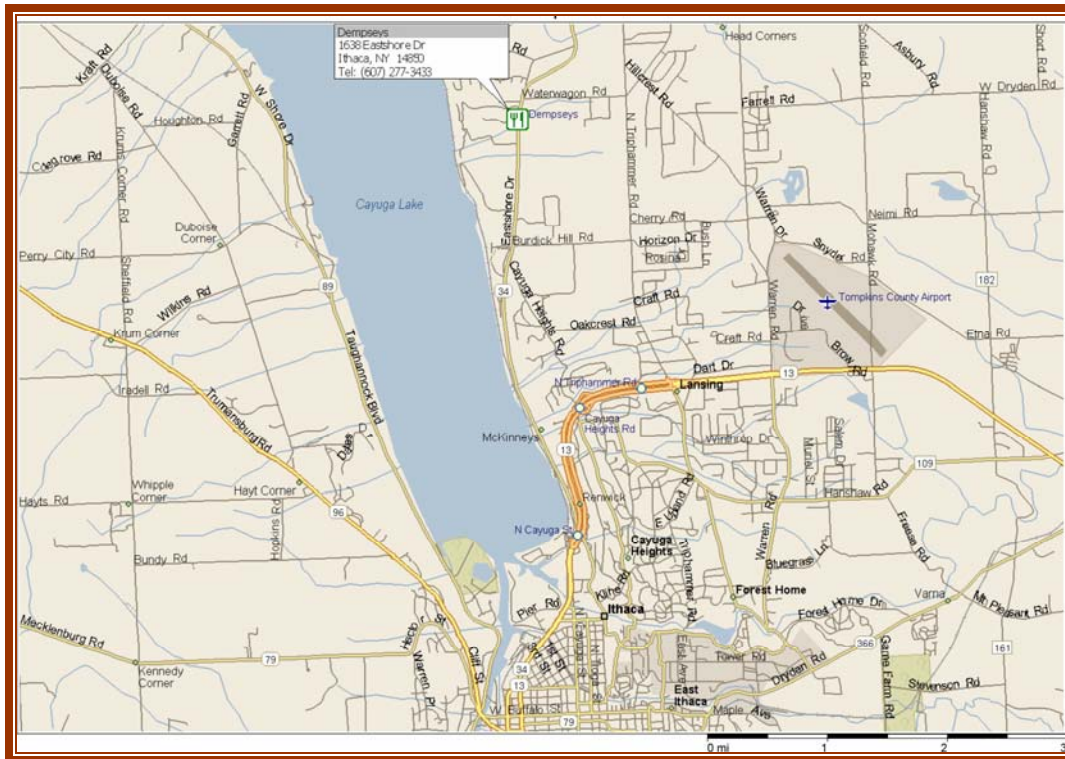
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Property information

Location: 1638 East Shore Drive (NYS Route 34), Ithaca, NY 14850



Only three miles from downtown Ithaca!

Traffic Access: Easy access from either direction two driveway entrances onto fully paved parking lot.

Visibility: High visibility

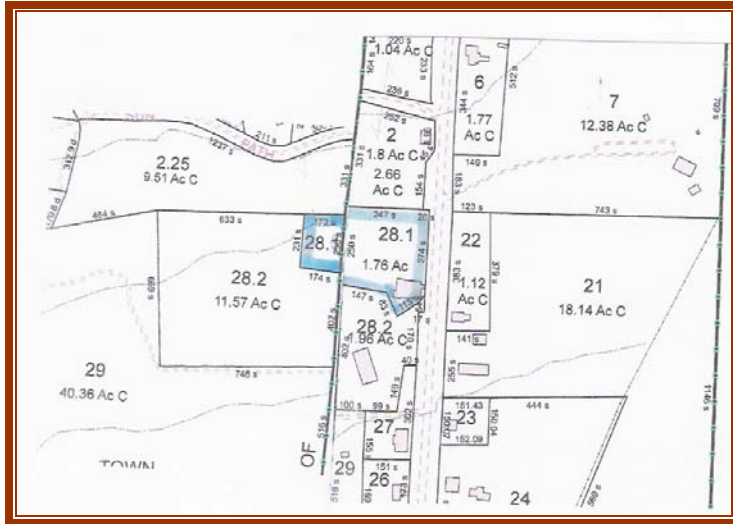
Acreage: 2.73 acres (1.76 acres & .97 acres)

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Shows both portions of parcel (right side is main portion with building, left side is .97 acres comprising back lawn area and pond located on property)

Tax Parcel #: 42.1-1-28.1
42.-1-28.1

Road Frontage: 274' road frontage on East Shore Drive (Route 34)

Parking: 50 parking spaces

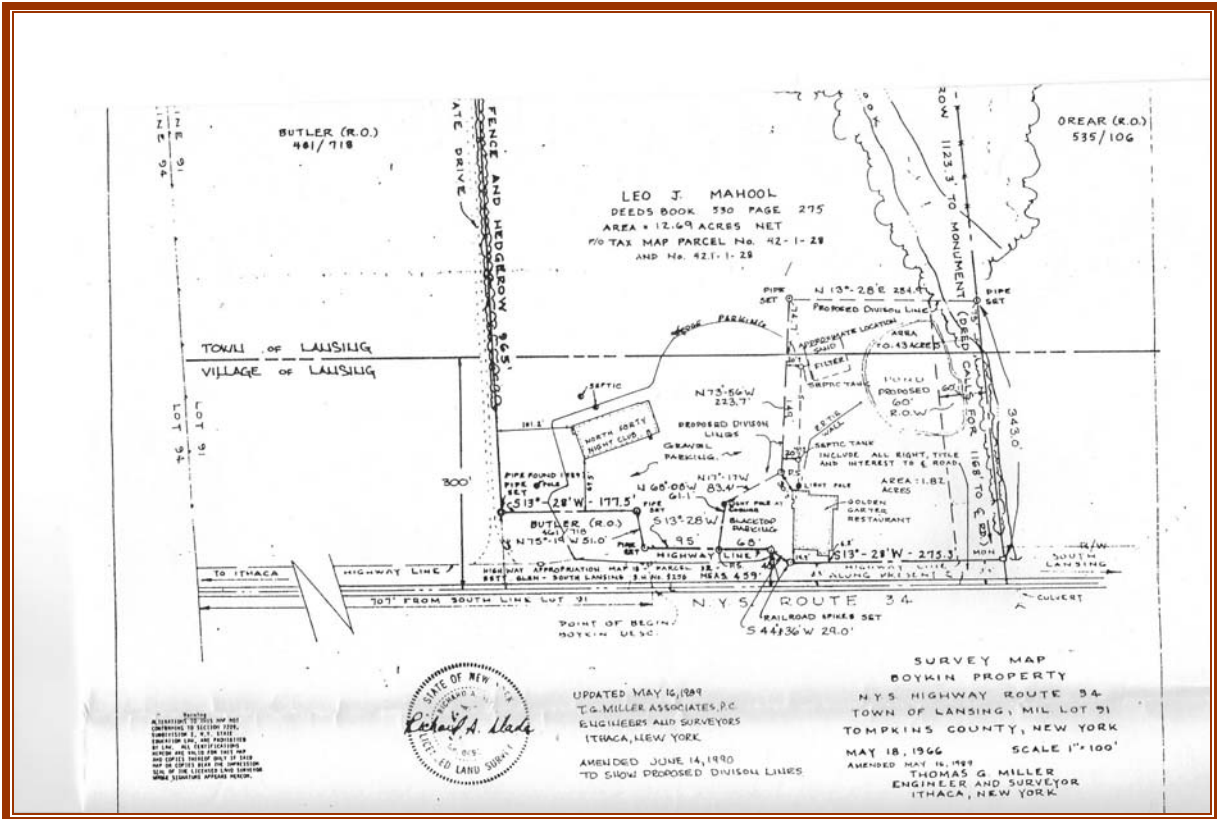
Assessment: \$351,900.00

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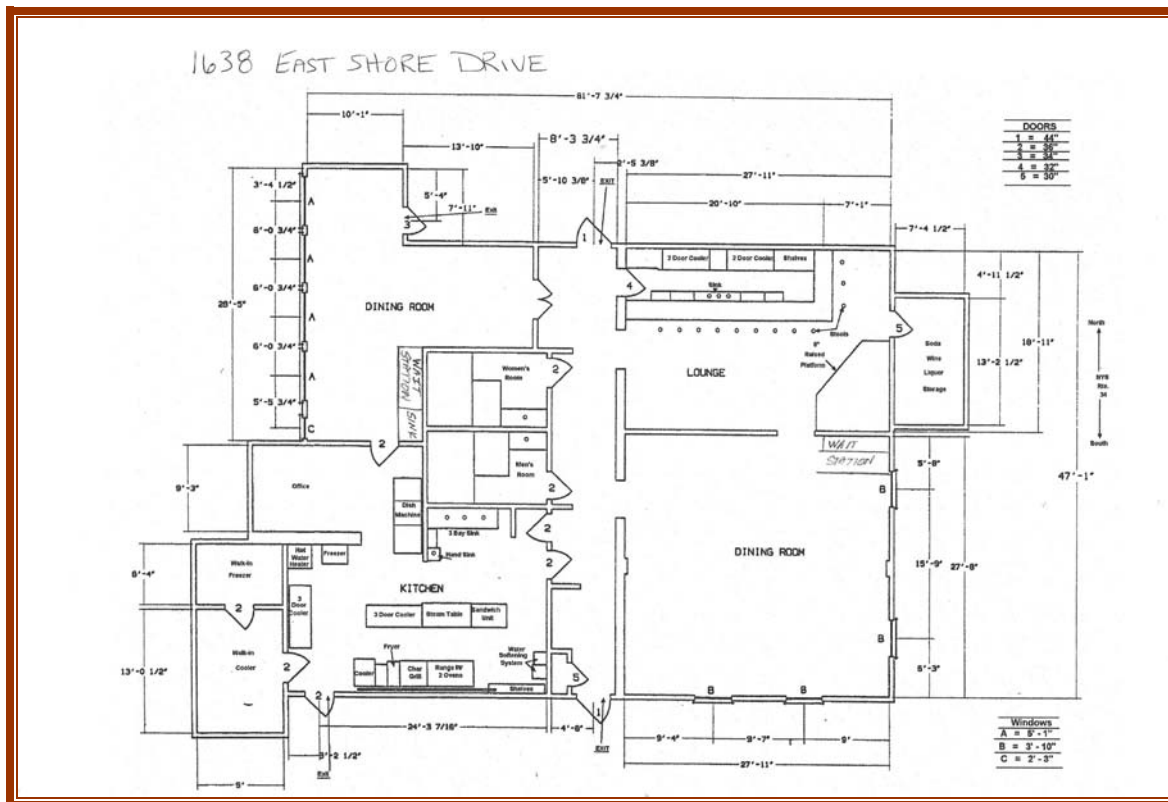
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Building specifications

Exterior Dimensions:	61' x 47'	
Interior Dimensions:	Front Dining room	27' x 27'
	Rear Dining room	28' x 23'
	Bar and Lounge	18' x 28'
	Kitchen	20' x 24'
Gross Floor Area:	3,723 sq ft	

All measurements are approximate & have been rounded – see floor plan for actual measurements.



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Construction: Block wall foundation & concrete slab floors. Steel beam structure. Drop acoustical suspended ceilings, plaster walls. Air conditioning and forced hot air natural gas heat.

Condition: Very good

Sewer and Water: Private Septic, Municipal water.

Utilities: Gas/Electric (NYSEG)

Restaurant Operational Information

Hours: Tuesday – Sunday
Serving dinners 5:00 PM to 9:00 PM (10:00 PM Weekends)

Capacity: 130 people occupancy limit with seating in two dining rooms as well as Lounge and bar area.

Additional Restaurant Amenities all included in sale:

Oak Tables, Chairs, bar stools and Booth Seating
2 cash registers &
Credit card terminals
Tableware & glassware
5 Oak planter / room dividers
All plants and Artwork.

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Equipment specifications

- ✚ Three Bay Stainless Steel Sink
- ✚ 2001 Manitowac Ice Maker Model # C 730 S
- ✚ 2005 Aerohot Steam table Model # E304M
- ✚ 6 Burner Garland Range with flat top Griddle and 2 ovens below (one convection)
- ✚ Salamander – double sided Garland Infrared overhead broiler
- ✚ 7 burner Magi Glow Broiler Model # FM RM13 36
- ✚ Frymaster deep fryer Model GF 14ST
- ✚ 2001 80,000 BTU Sun Fire Convection Oven
- ✚ 2001 Star – 3 drawer Bread Warmer
- ✚ Single door Reach in Freezer
- ✚ Three (3) - 2 door reach in Coolers
- ✚ Upright freezer
- ✚ 2004 Water heater 80 gallon capacity
- ✚ 2 speed 12' Hood exhaust system with Ansul system (Pyro-Chem dry chemical fire extinguisher)
- ✚ Water softener and Everpur Purification System for Ice Maker
- ✚ Low Energy Stainless Steel Dishwasher (New Pump Motor installed this year)
- ✚ Wooden Prep bench
- ✚ 3 – Stainless Steel Work Tables
- ✚ Walk In Cooler with walk in Freezer
- ✚ 3 reach in bar coolers

Also Includes:
Pots, pans, & kitchen utensils.

Price Reduced

Asking Price includes building, business, fixtures, equipment and
2.73 acres of land: \$385,000.00

All information furnished regarding buildings for sale, or lease is from sources deemed reliable, however, no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, prior sale, lease, financing or withdrawal without notice.

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