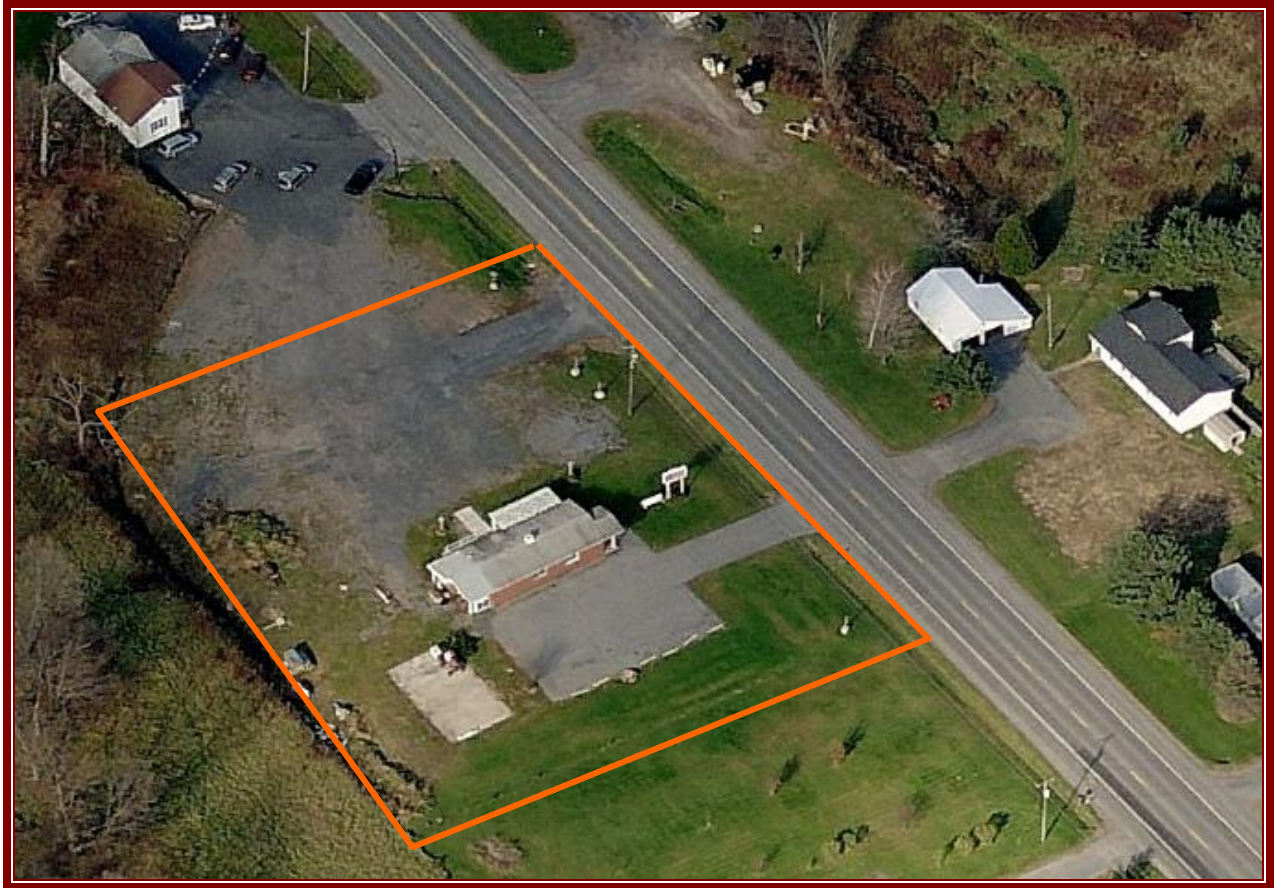


Great Dane Properties



Martinsburg/Lowville, NY
Lewis County

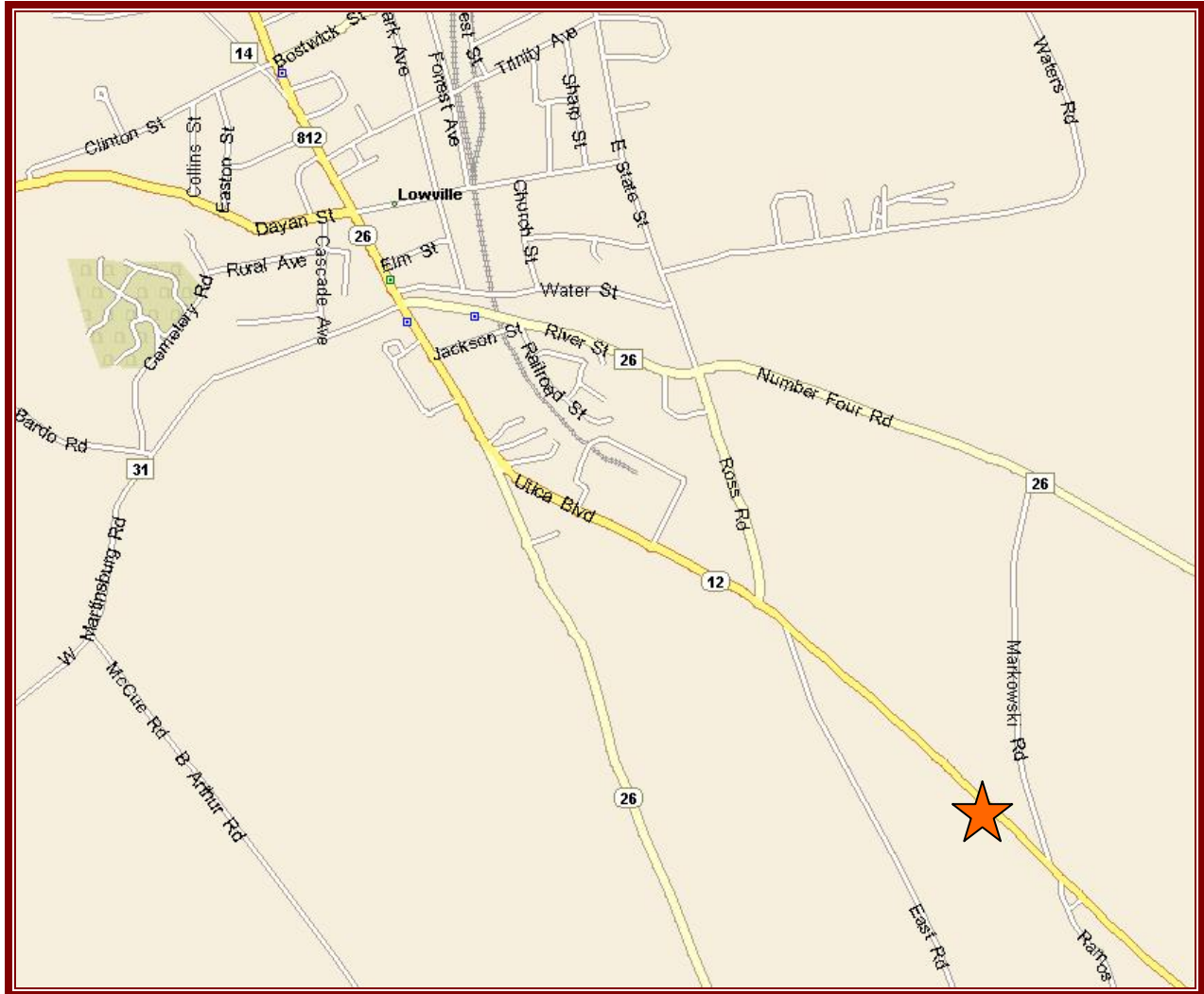


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7049 State Route 12
Martinsburg, NY

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Property Data

Address: 7049 NYS Route 12
Town of Martinsburg
County of Lewis

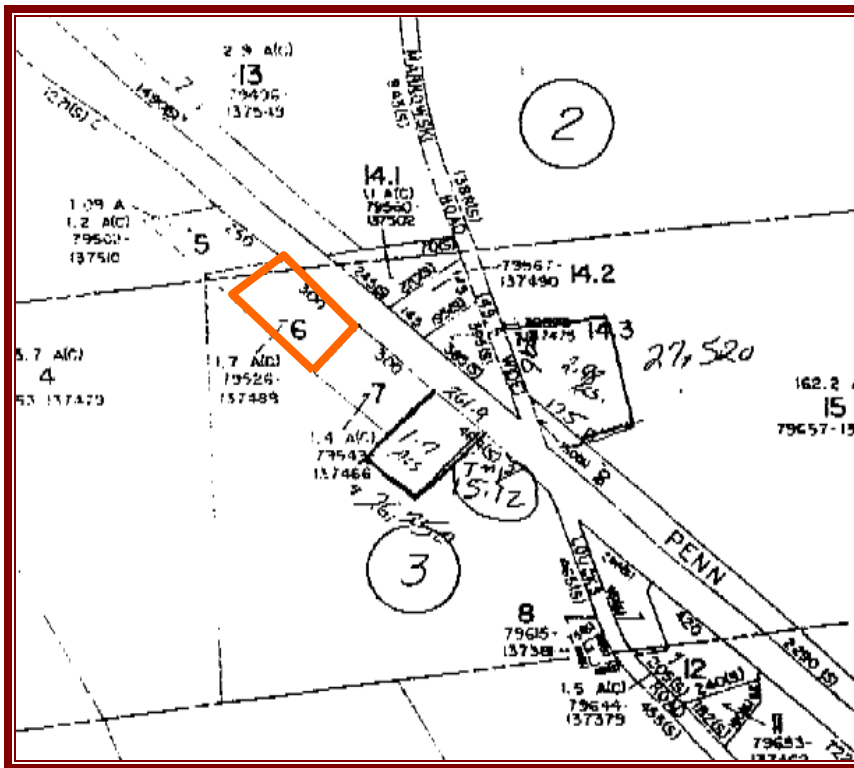
Nearest Intersection: Markowski Road

Parcel #: 228.00-01-06.000

Lot Size: 300' x 235'
Acres: 1.7
Road Frontage: 300'

Well: drilled well approximately 80' @ 12 gal/minute
Septic: New 2,000 gal concrete tank
750 gal grease trap
700' leach line with absorption blankets

Electric: Two - 200 amp services

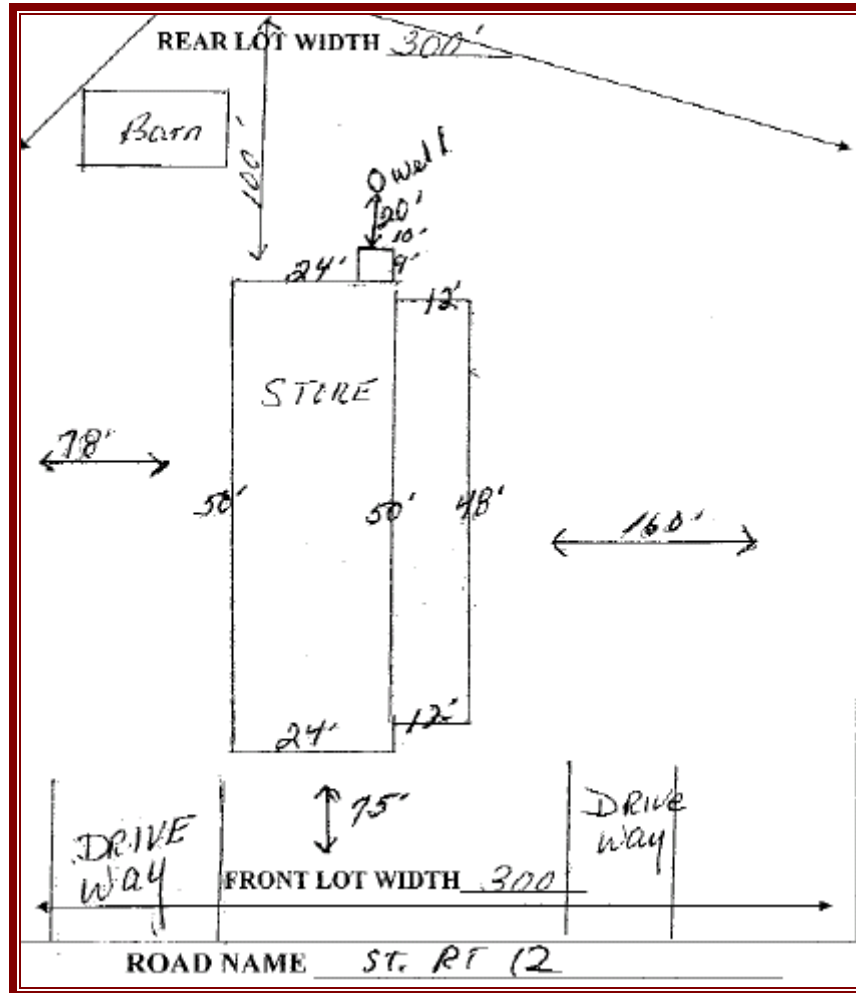


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Cream of the Crop Ice Cream Shoppe
Business Data



Currently operated seasonally: Mother's Day to October 15th

Current hours: 11 AM to 9 PM
Seven days a week



**INCREASE BUSINESS
by remaining open year
round**

Centrally located between
Tug Hill and the Adirondack
Park

Spring, fall and Winter
hours can attract skiers,
snowmobilers, four
wheelers, hikers, hunters
and fishers.

Increasing the potential for
income dramatically in
months when you would
only be paying the
mortgage.

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Current Menu:

Hard and soft Ice creams in assorted flavors
Flurries
Floats
Yogurt
Hot Dogs
Sub sandwiches
Salads
Wraps
Soups
Chili
Fountain drinks

INCREASE BUSINESS
By expanding the menu and
hours.

Open in the morning with coffee,
lattes, muffins, donuts, and
breakfast items servicing the
morning commuters and outdoor
enthusiasts.

Expand the lunch and dinner
menus....add pizza....
The options are endless and only
increase the bottom line for your
new venture!!



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Building Information

Age: 1985
Construction: Cement block with Steel and wood frame construction
Roof: Shingle roof
Shed: 12' x 40'
Size: 50' x 24'
12' x 48' exterior seating area

Signage: Back lit pylon sign
HVAC: Propane fired forced hot air / Central Air
Restroom: Handicap Accessible

Equipment Information

2 - Taylor Soft Serve Machines
3 - Ice Cream Dip Cabinets
Ice Cream Display Case
Beverage Display Case
Cone Dip Heater
Flurry Machine
Hot Dog Roller & Heater
Three Bowl Sink
7 - Booths
7 - Tables
2 - Cash Registers
4 - Ceiling fans
4 - Menu boards
3 - Road Signs
Outside lighted sign
8' Freezer

Equipment is well maintained, very clean and all is approximately less than 5 years old.

Kitchen area is well designed and laid out for efficiency.

Stock the freezers/coolers and start running the cash register.

Excellent location and visibility.

Asking Price Real Estate and Business including equipment \$365,000.00
For more Information contact: Joe Draghi

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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