

PIZZERIA FOR SALE

Felts Mills, New York (Fort Drum Military base)

Property and business and rented garage

17 years in business and building is less than 17 years old

Restaurant is over 5000 sqft, seats a hundred people

Over \$1.1 million in sales each year for the last 15 years

Apartment and storage above pizzeria.

Pizzeria has sprinkler throughout

Garage is 2400 sqft and currently rented for \$3000/month

Both buildings are boiler with in-flooring heating

Both buildings to include paved parking lot lights are all LED fixtures

Natural Gas and Municipal water and sewage

Backup generator that runs the pizzeria shop with an automatic transfer

Property is on 6 acres with room for two more building expansions

Asking \$599,999 or will entertain owner finance with a non refundable deposit

Dan Bossuot

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