

Available Golf Course and Restaurant/Banquet Facility Located in Western New York Area



Prepared By

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- I. Executive Summary
 - Confidentiality and Conditions
 - The Offering
 - Offering Procedures
 - Owner Financing Available

- II. The Property
 - Summary of Property Information
 - Aerial

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The terms and conditions set forth above apply to this Brochure in its entirety.

For additional information regarding the proposed transaction with respect to the Property, please contact the following:

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THE OFFERING

Pyramid Brokerage Company, Inc. is offering this outstanding and very popular 18 Hole Championship Golf Course with full restaurant and banquet facility in the Western New York Area. The property consists of an 18 hole championship golf facility that was expanded in 1984. Course plays well over 6,600 yards from the championship tees as it flows through tree lined fairways over a mix of hills and level terrain. This offers a serene layout with plenty of wildlife to enhance the experience. This offering also includes a year round practice facility that offers year round cash flow and exposure. The full time restaurant is accompanied by three banquet facilities. The restaurant is open year round and is opened from 11am – 9pm for a fun dining experience.

OFFERING PROCEDURES

The Owner will consider all qualified offers on the property. Offers and letters of interest or intent are to be submitted through Pyramid Brokerage Company, Inc.

**Owner Financing Available to qualified Buyers with reasonable terms.
See Agent for Details.**

Property Description

SITE SIZE:	248+/- acres
SHAPE/TOPOGRAPHY:	The subject site is irregular in shape. Topography of the golf course is mixed with hills and level terrain. The hilly terrain provides excellent drainage through natural percolation and runoff into plenty of ponds on the course.
UTILITIES:	All public utilities are available to the subject including public water and sanitary septic, natural gas, electric and telephone.
YEAR OPENED:	1977
COURSE DESCRIPTION:	The course plays to roughly 6,700 yards from the championship tees. Greens are Bent Grass with a mix of Bermuda on the tees and fairways. Course contains 232 sand bunkers and water comes into play on 13 of 18 holes.
CLUBHOUSE AND ADDITIONAL FACILITIES:	The clubhouse is 11,000 sf +/- and contains grill, lounge, dining room, banquet room, men's and ladies restrooms, full kitchen and administrative offices. Upstairs is a 2 bedroom apartment while downstairs contains two full apartments with full kitchens.
MAINTENANCE FACILITY:	The maintenance facility is approximately 5,000 sf +/- one story metal building. It has a metal roof and concrete floor. The building is also used as a party facility that is equipped to hold 125. It will accommodate 100 extra people on the deck. Both the party and deck areas overlook the golf course.
RESTAURANT:	The course also contains a full-time restaurant that is open year round. Hours of operation are 11 a.m. - 9p.m. daily.
BARN:	This is a pole barn in design and is used to store all chemicals and equipment.
DRIVING RANGE FACILITY:	10 stall heated outdoor driving range suited for year around use. Excellent cash flow for winter months. Fully installed and active camera security system.
EQUIPMENT:	All equipment is owned with nothing leased. Complete inventory of all equipment is available.
SECURITY:	Remote access full security system throughout.

Property Description



Image USDA Farm Service Agency

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Pointer 43°14'12.94" N 77°59'38.02" W Streaming ||||| 100% Eye alt 5947 ft

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Comments

Financials: Full financials are available to qualified Buyers after Confidentiality Agreement is signed.

EXTRAS: This property offers much more and must truly be seen to get the full picture and magnitude of its value. Its full tournament schedule and league play are tremendous and lead to a very consistent cash flow.

Equipment List and Inventory: Full Inventory List are available and Equipment List.