



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**15 West Main Street
Morrisville, New York 13408**



FOR SALE

8,373± SF FULLY TURNKEY RESTAURANT

Property Highlights

- Building condition and infrastructure in excellent condition (priced for immediate sale).
- Full-service restaurant including Ansul system, grease trap and coolers; equipment included
- Full, 1,900± SF kitchen with equipment and refrigeration
- Dining room for 50± guests: "The Cherry Valley Room"
- Separate bar with 20 beer taps for 50± guests: "The Tavern"
- Separate brewhouse and infrastructure for onsite beer brewing and retail sales: "The Brewhouse"
- Training room for 20
- Includes services (SWGE); 400amp/3 phase power
- Dedicated on-site, 20+ car parking and additional municipal parking available
- Fully sprinklered building including food grade basement

Demographic	5 Mile	10 Miles	30 Miles
Population	8,347	21,666	600,642
Households	1,821	7,609	250,600
Average H.H. Income	\$81,449	\$97,101	\$96,398
Daytime Employees	1,615	7,071	333,490

Source: ESRI Business Analyst 2026

Traffic Counts

US 20	5,431 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

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Morrisville Auxiliary Corporation - Copper Turret Furniture, Fixtures & Equipment Summary

Item Description: Back of the house 3-stage kitchen assembly area / 100% food grade (1,900± SF)

4-Drawer refrigerated chef base - Delfield

Troulsen reach-in cooler - 2 door (2 each)

Vulcan 10 burner stove; double oven

Imperial 6 burner Stove; single oven

Char Grill

Fry Master Fryers (4 each)

Small Flat Top - Southbend

Small Char Grill - catches fire on the far-left side - can use the other 5 burners

Vulcan snorkel oven

Oven - Vulcan

Ice maker - large; model QD1303W- Manitowoc

Ice maker small - 1; Manitowoc

2-burner stove top - NSF (National Sanitation foundation)

Sub bar coolers Hoshizaki America Inc

Panini press - Waring

Sinks - 1 Bay

Sinks - double bay

Walk-In refrigeration / freezer

(3) Ansul Systems with fire suppression / exterior grease traps

(2) Fryer oil storage tanks (leased from Restaurant Technologies)

Separate Men's & Women's ADA bathrooms with separate employee locker room

Dedicated employee training room for 20 including tables and chairs

Item Description: Front of the House Dining Area, Tavern / Bar, Brewhouse

"Cherry Valley Room:" Primary dining area for 50± (tables / chairs) w/ dedicated Main Street exterior entry

"The Tavern:" Separate tavern / bar for 40± with dedicated service from kitchen & exterior entry

- Cooper-top bar seats 15±
- Beer taps (20)
- Dedicated behind the bar cooler / refrigeration (dedicated exterior delivery access and access to basement)
- Misc. tables & chairs
- Dedicated ADA Men's & Women's bathrooms

"The Brewhouse:" Microbrewery

- Separate "small batch" processing area for microbrew (beer)
- Separate point of sale Main Street exterior entry
- Separate "small batch" processing area for microbrew (beer)
- Separate holding tanks for waste systems and waste removal
- Floor drains
- Separate contiguous 500± SF tasting room

() The Equipment Summary is not all inclusive of total equipment included with the listing or pending sale.
No warranty is implied or expressed by the Seller.*

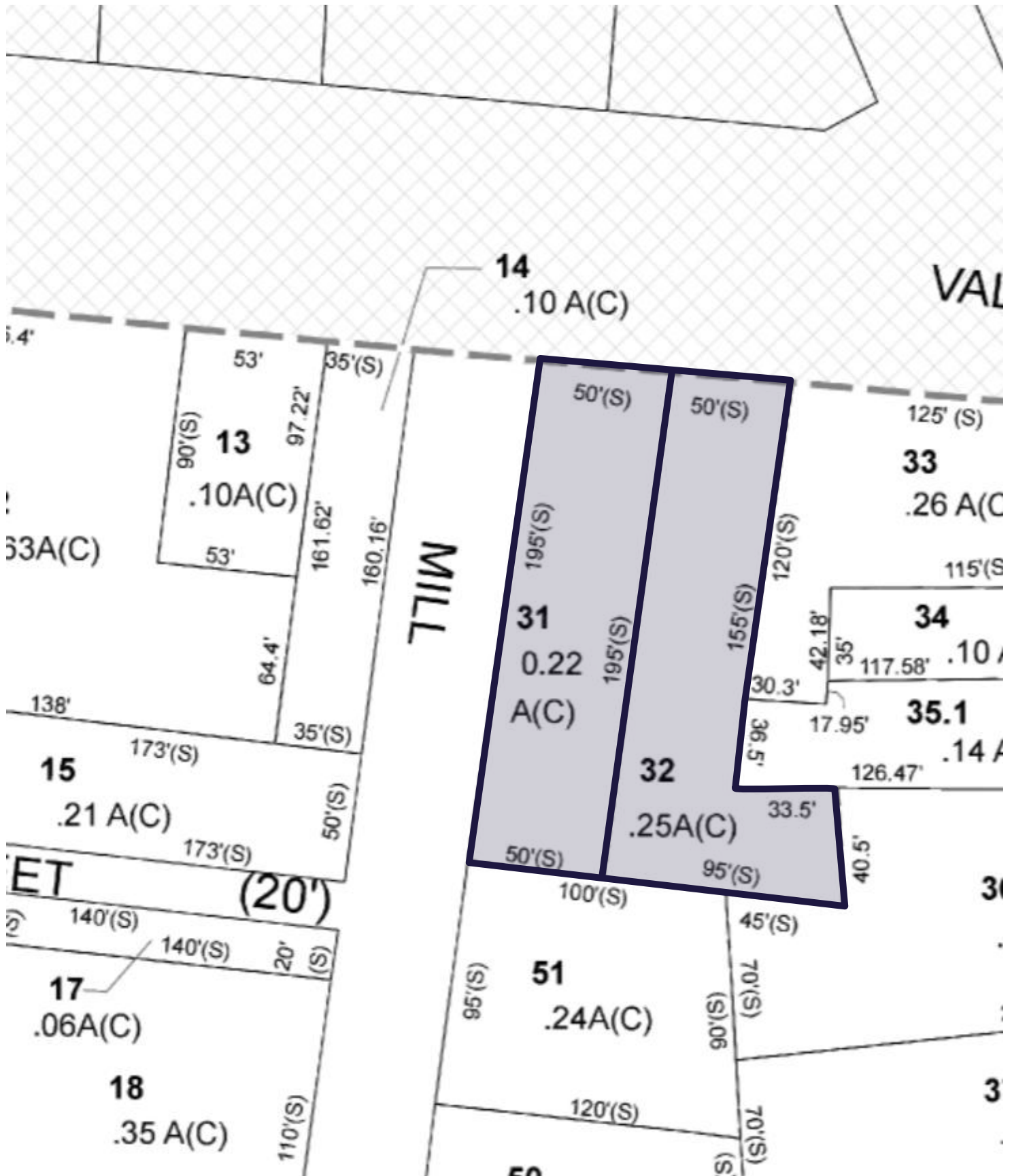


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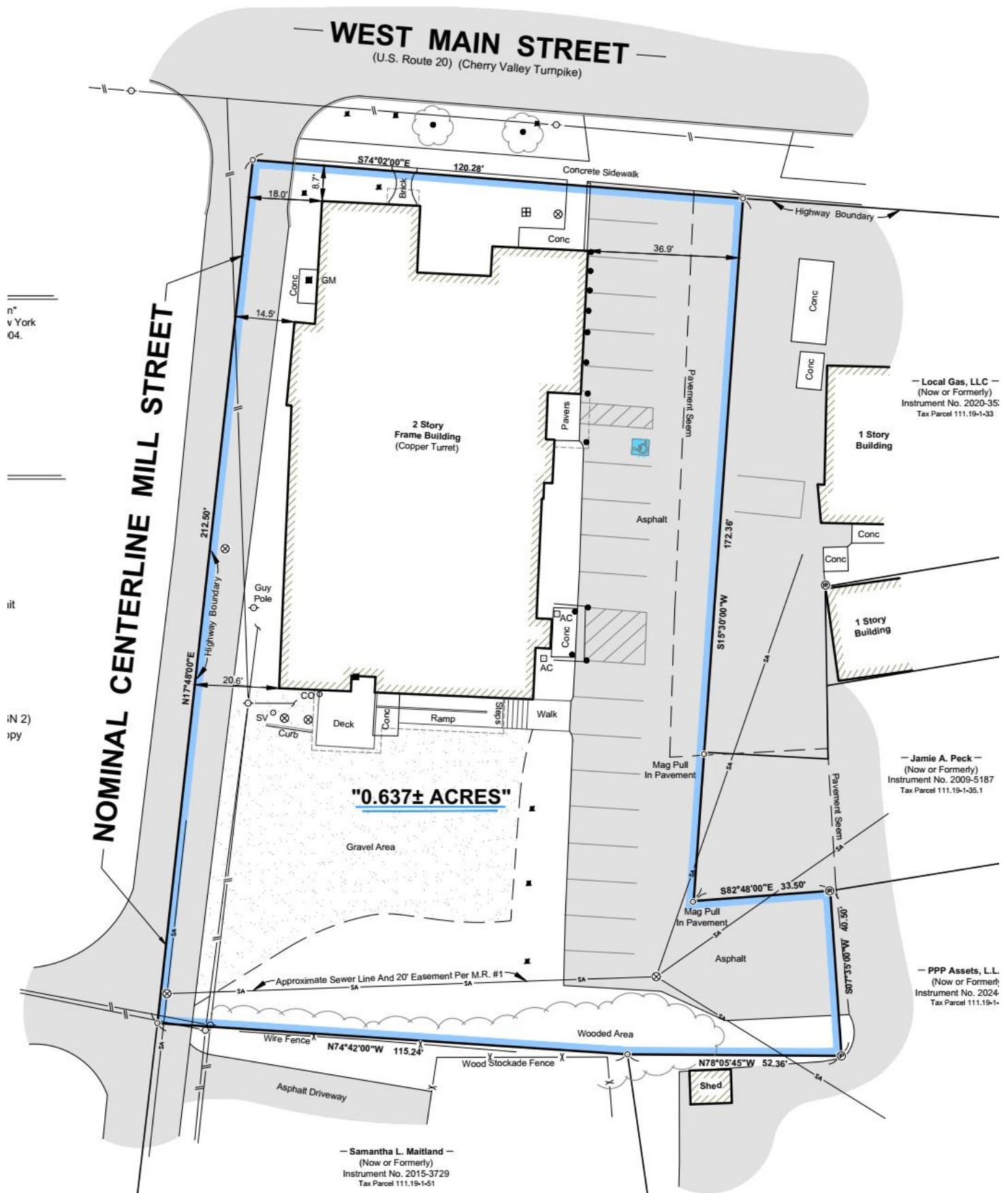
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