

FOR SALE | RESTAURANT BUSINESS

3610 Pre Emption Road, Geneva, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



BUSINESS ASSETS AND REAL ESTATE OFFERING

The Cobblestone Restaurant is a successful and well-known Italian restaurant being offered for sale and located in Geneva, New York. The cobblestone offers a strong sales history with bar to food sales 30%/70% ratio. The Cobblestone offers an innovative Italian menu consisting of classic wood-fired cooking, fresh seafood, poultry, and veal, steaks, and freshly made pasta.

This restored 1825 farmhouse is located in a historically rich region where you will find Pulteney Square and the campuses of Hobart and William Smith Colleges. This turnkey business includes FF&E, name and likeness along with training from current owner.

KEY METRICS

Asking Price:	PRICE REDUCED! \$295,000.00 NOW \$195,000.00 – Business Only
Financial Details:	Upon execution of Confidentiality Agreement
Lease Details:	Upon execution of Confidentiality Agreement
FF&E:	Included in Sale
Size:	5,347 ± SF
Seating:	TBD
Parking:	40 ± spaces plus access to 100 ± spaces on adjacent parcel as part of a reciprocal easement agreement.

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