

# 2,400± SF TURNKEY, 2ND GENERATION LAKEFRONT RESTAURANT

FOR SALE

95 W. Lake Road | Mayville, NY 14757



**OFFERED AT:**  
**\$495,000**

## PROPERTY HIGHLIGHTS

- 2,400± SF 2nd Generation Lakefront Restaurant Offering Indoor, Outdoor & Boat-Up Dining & Beautiful Lake Views
- Across From Chautauqua Lake In Mayville, NY
- Turnkey With All Equipment Included
- Completely Renovated In 2023 Including Electrical, Kitchen, Flooring, HVAC & More
- New Dining Room Windows (2024) & New Deck (2025)
- Currently Owner Operated As She Sings Café & Bar
- Sale Includes Real Property & Equipment Only
- Fully Equipped Commercial Kitchen
- Indoor Seating For ±88: Table Seating For ±72 & Bar Seating For ±16 Plus Outdoor Seating On Large Deck
- Full, Walk-Out Lower Level For Storage With 11' x 14' Walk-In Cooler, Dry Food Storage Room, Employee Restroom & Overhead Door For Deliveries
- Off-Street Parking For ±30 & Boat Docking Arrangement For ±3 Slips
- Near Multiple Tourism Attractions: Chautauqua Institution, Chautauqua Lake Fishing & Water Sports, Midway State Park, The National Comedy Center, Lucille Ball Desi Arnaz Museum, Roger Tory Peterson Institute, Robert H. Jackson Center, Peek'n Peak & More
- Tour Online:  
<https://my.matterport.com/show/?m=K5RHZTEdaG5>

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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
**Broker**

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# SBRE

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Indoor Seating For ±88: Table Seating For ±72 & Bar Seating For ±16



Indoor, Outdoor & Boat-Up Dining With Beautiful Lake Views



Fully Equipped Commercial Kitchen – Equipment List Available



Completely Renovated In 2023 & Additional Upgrades In 2024 & 2025



Walk-Out Lower Level For Storage With 11' x 14' Walk-In Cooler



Walk-Out Lower Level Also Includes Overhead Door For Easy Deliveries

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**For Sale** | 95 W. Lake Road | Mayville, NY 14757

**360° VIRTUAL TOUR**

## Floor Plan

95 W. Lake Road  
Mayville, NY

### Main Floor:

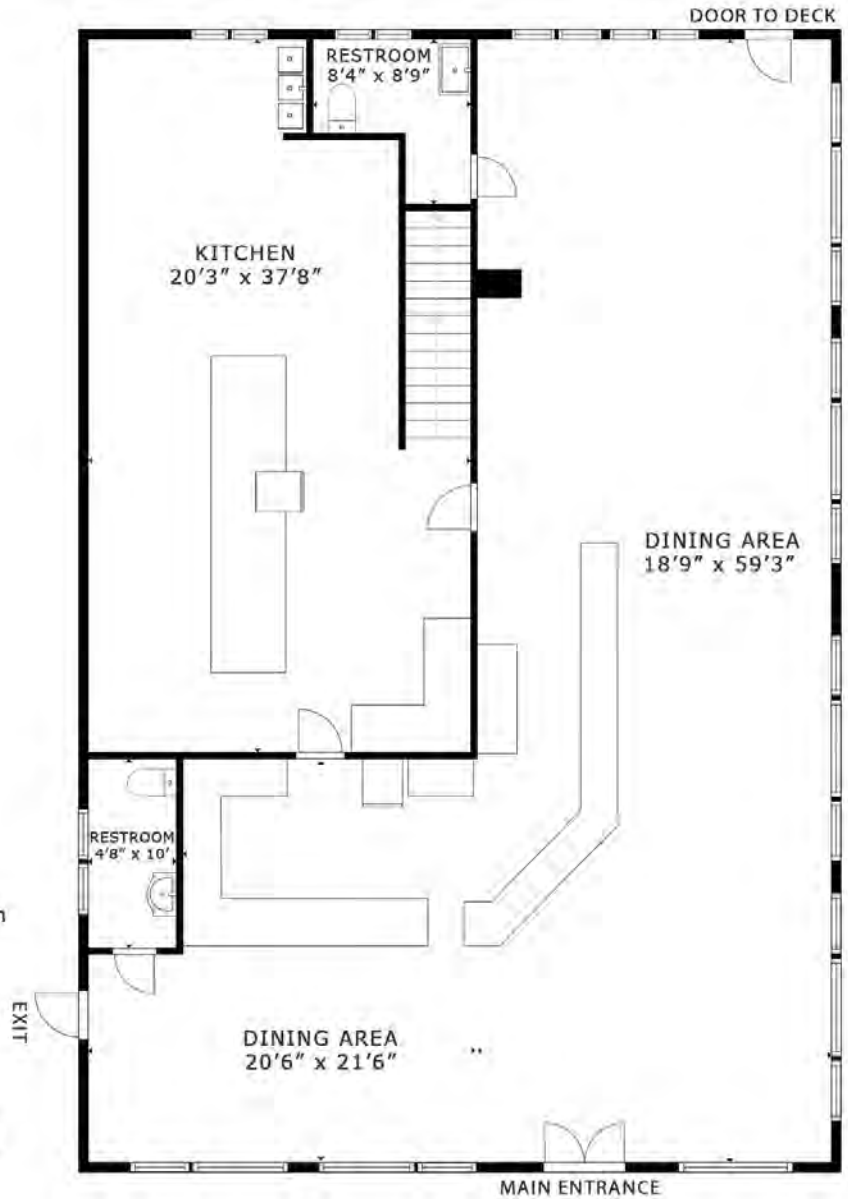
2,400± SF Gross External Area

2,334± SF Gross Internal Area

Additional 2,196± SF Walk-Out Lower Level Not Shown

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. Gross internal area measured by Matterport software. Gross external area per Assessor.

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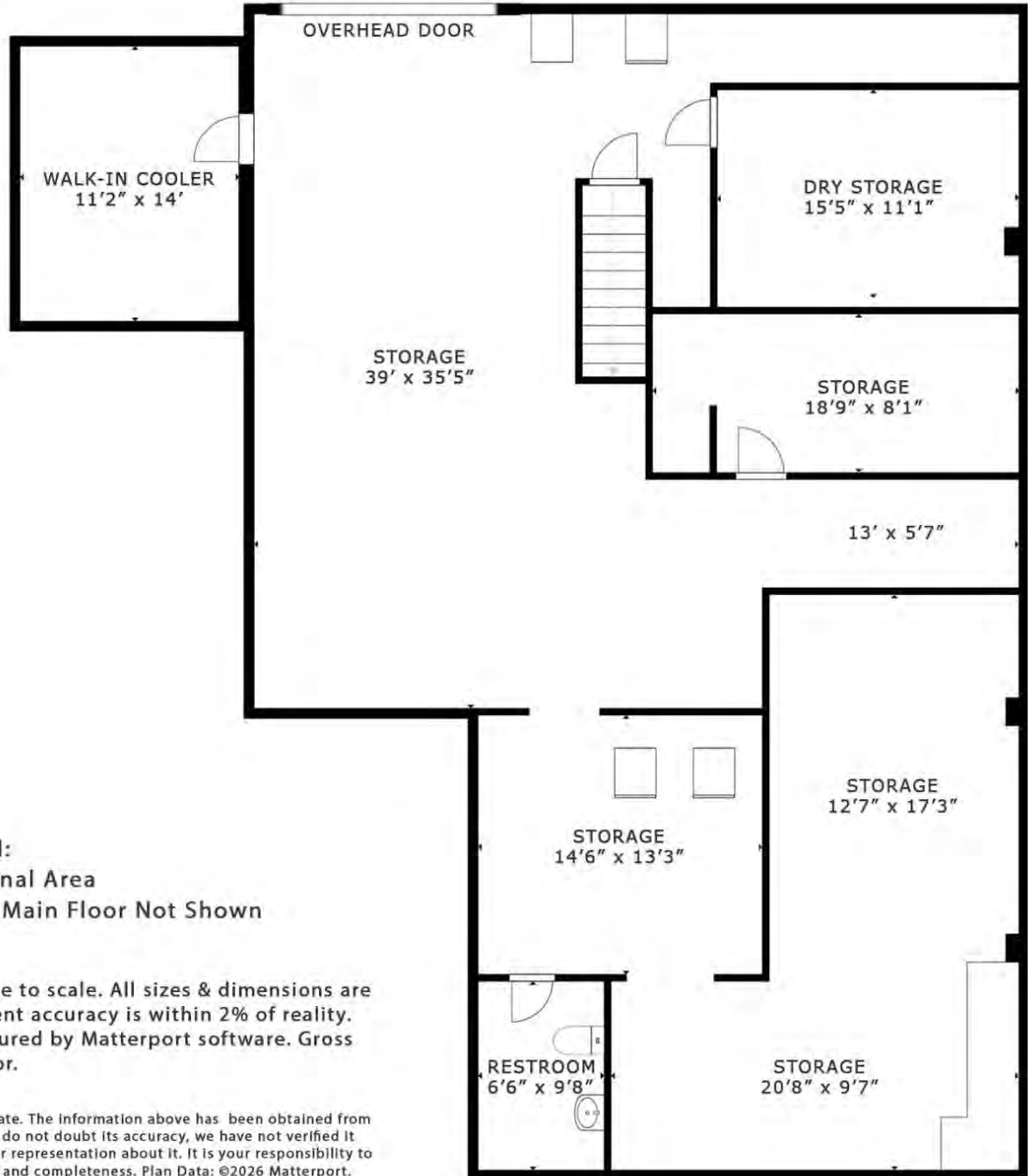
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**360° VIRTUAL TOUR**

## Floor Plan

95 W. Lake Road  
Mayville, NY



**Walk-Out Lower Level:**  
2,196± SF Gross Internal Area  
Additional 2,400± SF Main Floor Not Shown

**Note:** Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality. Gross internal area measured by Matterport software. Gross external area per Assessor.

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## Equipment List / 95 W. Lake Road, Mayville, NY

Qty	Model	Manufacturer	Description	Value	* Notes
1	IYT0500W-161	Manitowoc	Indigo NXT 30" Water Cooled Ice Machine w/ 532lb Bin	\$ 5,955.12	Purchased 7/23/2025
1	ATCO-513B-2	Atosa	Convection Ovens	\$ 8,900.00	
1	MSF8303		60" Sandwich Table	\$ 2,600.00	
2	ATFS-75		75lb Gas Fryer	\$ 3,000.00	
1			75lb Electric Fryer	\$ 1,500.00	
1	MBF8507GR		2 Door Commercial Fridge	\$ 3,100.00	
1	ATTG-36		36" Thermostatic Grill	\$ 2,000.00	
2			4' Electric Grills	\$ 4,000.00	
1	ATSE-3048		4' Grill Stand	\$ 280.00	
1	MSF8302GR		48" Sandwich Table	\$ 2,650.00	
1	MGF8413GR		48" Worktop Freezer	\$ 2,400.00	
1		Hobart	30Qt Floor Mixer w/ Bowl, Hook, Whip & Paddle	\$ 2,800.00	
1			Toaster	\$ 300.00	
1	MGF8453		72" Chef Base	\$ 3,200.00	
1	MROS-4RE		Over Shelf	\$ 295.00	
1	MROS-5RE		Over Shelf	\$ 340.00	
1			Used Pedal Hand Sink	\$ 250.00	
1			Used Dump Station	\$ 300.00	
1			Butcher Block Table	\$ 3,000.00	
1			Baker's Rack	\$ 800.00	
1		Sharp	Microwave	\$ 200.00	
5			Gas Hoses	\$ 540.00	
			4' Heat Lamps	\$ 270.00	
			5' Heat Lamps	\$ 290.00	
			Clean, Service & Adjust Slicer	\$ 200.00	
1			6 Burner Convection Oven	\$ 2,200.00	
				<b>\$ 51,370.12</b>	<b>Kitchen Equipment</b>

**NOTES:**

Restaurant underwent a complete renovation summer 2023

Stainless backsplash walls over cooking area and dishwasher station **(\$6,800)**

New electric to the building cost approximately **40k**, For kitchen renovation 2 - 200 Amp sub panels

2 - 50 Amp receptacles, 7 receptacles, 2- GFI receptacles

All new sub flooring and flooring in kitchen (ripped out to basement and built)

Qty	Model	Manufacturer	Description	Value	* Notes
1	UDD-2-HC	Avantco	Four Tap Kegeerator	\$ 1,709.00	Stainless, 1/2 Keg capacity
2		Kratos	18" Underbar Ice Bins	\$ 800.00	
1	UBB-72-HC-S	Avantco	73" Stainless Steel Counter Height Narrow Solid Door Back Bar	\$ 1,800.00	
2			Under Counter Sinks	\$ 325.00	
1			Butcher Block and Wood Bar	\$ 8,000.00	
			New Butcher Block Top	\$ 3,000.00	To Existing Front Bar
			New Dining Room Seating Upholstery	\$ 3,800.00	
			New Dining Room Windows	\$ 12,000.00	Installed 2024
			New HVAC	\$ 14,000.00	
			New Dining Room Ceiling Tiles/Install	\$ 6,800.00	
			Dining Room White Steel/Wood Chairs	\$ 5,300.00	
			Stainless Bar Stools	\$ 1,000.00	
			Wood Cushioned White Bar Stools	\$ 1,800.00	
			Hardwood Floor Resurfacing & Replacement	\$ 12,500.00	
			All New Outdoor Deck	\$ 52,000.00	Summer 2025
			Deck Furniture	\$ 9,000.00	
				<b>\$ 133,834.00</b>	<b>Bar Equipment</b>
				<b>\$ 185,204.12</b>	<b>Total</b>

**NOTES:**

New employee bathroom in basement installed 2025

Dry food storage room - 15' X 10'

Walk-in cooler - 12' X 14'

3 - Stand-up freezers in basement (all working)

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Chautauqua Lake Fishing | Across Street (1 Minute)

A 17-mile long & up to 2 mile wide lake offering walleye, muskellunge, bass & panfish fishing with options for fishing charters & boat rentals  
<https://www.tourchautauqua.com/explore/fishing-guides-and-charters>



Chautauqua Institution | 2.7 Miles (4 Minutes)

An educational center & summer resort on Chautauqua Lake with 2 golf courses & 9 weeks of lectures & performing arts: ballet, opera, orchestra, religious, etc. | <https://www.chq.org/>



National Comedy Center | 18.7 Miles (26 Minutes)

The nation's official cultural institution & museum dedicated to comedy | <https://comedycenter.org/>



Lucille Ball Desi Arnaz Museum | 19.5 Miles (26 Minutes)

A museum dedicated to comedians Lucille Ball and Desi Arnaz, Jr. and the I Love Lucy show | <https://comedycenter.org/lucy-desi-museum/>



Roger Tory Peterson Institute | 19.7 Miles (24 Minutes)

A center dedicated to the renowned ornithologist & wildlife artist, Roger Tory Peterson & his field guides offering exhibits, events, nature trails & observation opportunities | <https://rtpi.org/>



Robert H. Jackson Center | 19.6 Miles (26 Minutes)

A historical center dedicated to the life & legacy of Robert H. Jackson & providing a forum for education & discussion on law & justice issues  
<https://www.roberthjackson.org/>

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