

5125 US-209, Accord, NY 12404 -- Upgrades & Included Equipment

UPGRADES

Upstairs, Main Building

- 2025 Hot Water Heater
- 2025 96% Efficient Furnace - Main Building - 120,000 BTU Gas Furnace. The second HVAC unit in operation is from 2004. The handlers are in the attic spaces on the second floor.
- Oak hardwood floors added upstairs (previously subfloor)
- Permanent walls added to separate spaces (previously temporary pallets)

Downstairs, Main Building

- Created flexible commercial kitchen - option for fast casual or full service with open kitchen
- Econo CaptiveAire 12 foot hood with makeup air unit and suppression system
 - Econo Aire exhaust fan up above on the second story roof
 - Full exhaust ductwork straight up (for easy cleaning) through storage space on second floor and out through the less steep part of the roof (for easy cleaning)
 - All exhaust ductwork is heat wrapped.
 - The makeup air unit is heated
 - UL rated Range Guard (suppression) system and floor to ceiling stainless steel wall installation
- Walk-in cooler
- Kitchen shelving
- Stainless steel walls
- Electrical upgrades for high volume capacity
- Corrugated metal pass-through window
- Built-in carpentry: banquettes, window infills, DJ booth/host stand, epoxy countertops, self-service/server station
- Heat lamps & Installation
- Run hardwire internet and power for POS system
- Chemical Dispenser in utility room
- Plumbing Upgrades
 - hand sink
 - dishwashing sink / station
 - prep sink
 - mop sink
 - added new (third) bathroom with plumbing for macerating toilet.

Exterior

- Move / extend outdoor staircase to accommodate for makeup air unit and lay concrete pad for makeup air unit
- Front entrance driveway redo to meet DOT Standards
- Poured concrete pad for grease vat
- Added fencing to garbage landing pit
- Added 4 picnic tables with sail shade covering
- Market lights
- Sign install
- Electrical to garden box for sign
- 2x annual septic, grease trap cleaning

INCLUDED EQUIPMENT

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STAINLESS TABLES (Kitchen/Dining)
(1) 6ft Stainless Steel Table (prep)
(1) 4ft with backsplash and shelving (rice)
(2) 3ft rectangle

Prep sink with faucet

Dishwasher front/back landing (dishwasher unit is rented)

4x Wire shelves (Walk-In)

Convection Oven

Fryer 1 (Main Street)

Fryer 2 (Vulcan)

6 Burner Stove

1x Double Door Lowboy Fridge (4ft)
1x Single Door Lowboy Drink Fridge (2ft)
1x Single Door Lowboy Freezer (2ft)
1x Ice Cream Freezer
1x Double Door Pizza Fridge with cutting board (Regular - 12pan)
1x Double Door Sandwich Fridge with cutting board (MEGA - 18pan)
Chemical dispenser - slop sink
Walk-in cooling equipment
Custom cushions for banquette seating
Privacy screens for service area
Custom retail shelves on dining room floor x2 (one tall on wheels, one short hexagonal)
Audio receiver for sound system
Garbage cans
Large blue cabinet in back left corner of second building
Baby changing table in bathroom 1
Handwashing sink with splash guards

Rented equipment: dishwasher and icemaker

Furniture and other items available for separate sale