


**FOR SALE**

# TURNKEY RESTAURANT FOR SALE

## Property Highlights

- Sugarbeets Kitchen & Bar restaurant available **For Sale**
- 4,474± SF two-story building situated on approximately 0.23± acres
- Well-maintained, fully operational restaurant space with equipment included
- Second floor includes former apartment currently utilized as office space for the restaurant, with potential for conversion back to an apartment or other approved use
- Restaurant includes both indoor dining and outdoor private deck seating
- Basement with grade level garage door for deliveries, food prep area, walk-in cooler, and ample storage
- Excellent opportunity to purchase established restaurant with a loyal customer base in downtown Rome
- Convenient private parking in rear of building plus on-street parking in front
- Public Water, Sewer, Gas, and Electric
- Contact listing agents with questions or to schedule a tour!

Demographic	1 Mile	3 Miles	5 Miles
Population	11,845	27,817	34,704
Households	5,365	12,060	14,992
Average H.H. Income	\$50,826	\$65,201	\$72,972
Daytime Employees	4,500	16,413	17,761

Source: ESRI Business Analyst 2025

## Traffic Counts

W Dominick Street	3,130 AADT
Erie Blvd W	14,404 AADT

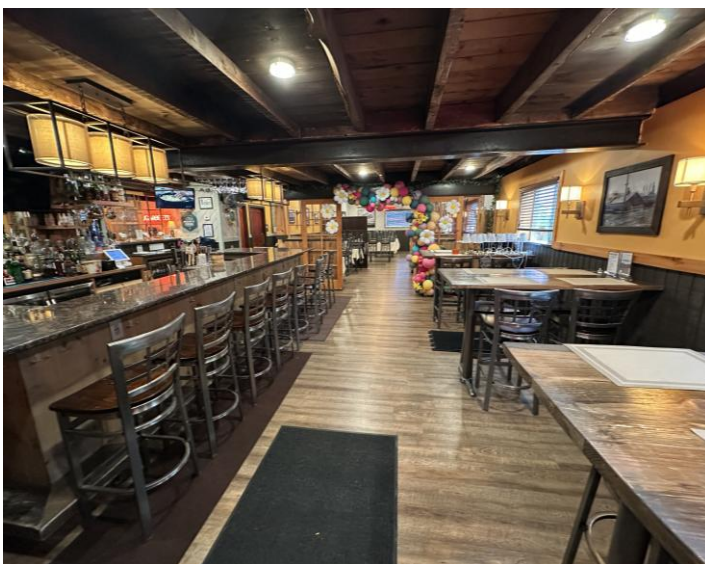
Source: NYS DOT 2024

## EXCLUSIVE CONTACT

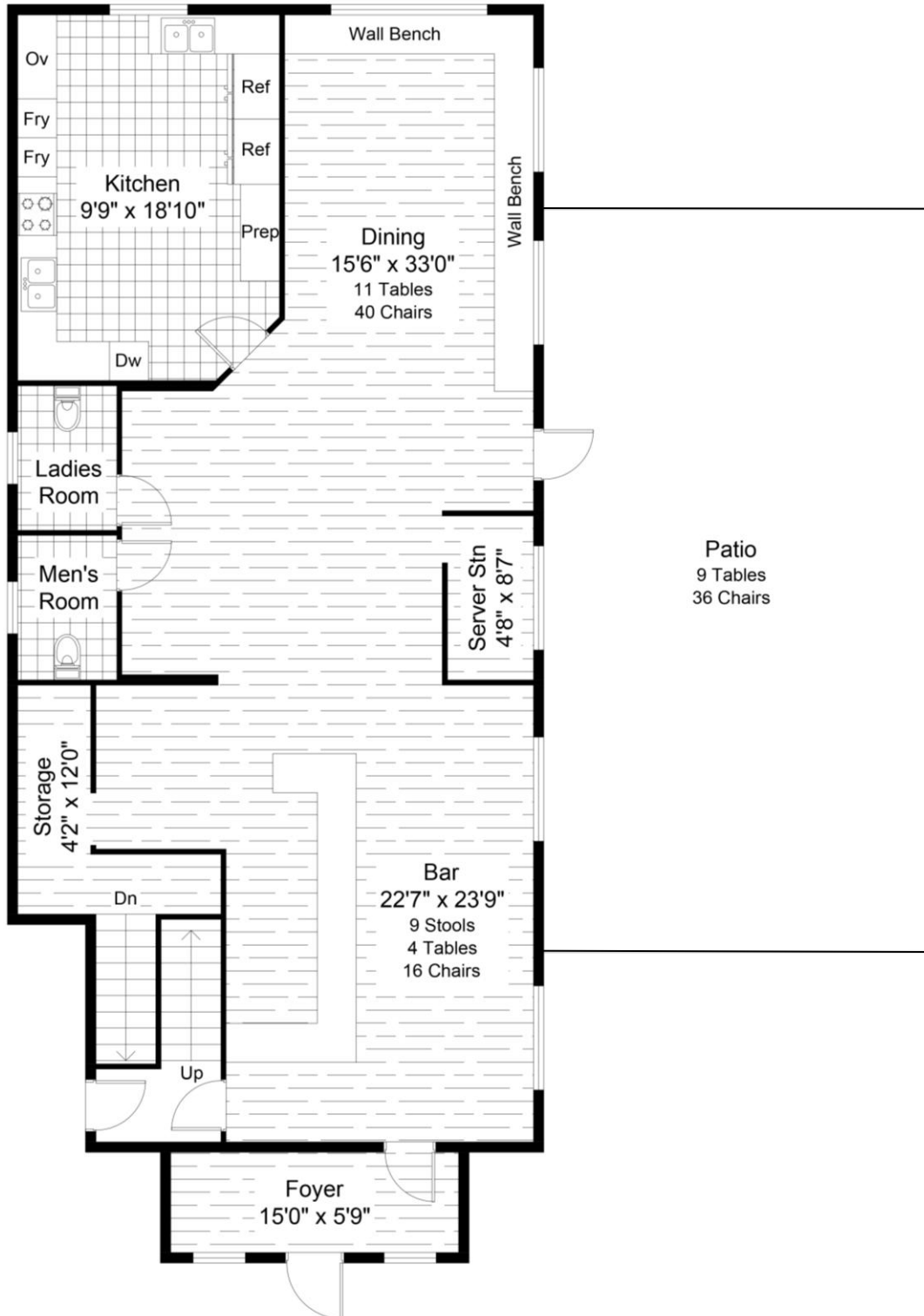
**Nicholas Cignarale**  
Real Estate Salesperson  
+1 315 617 2662  
ncignarale@pyramidbrokerage.com

**James Dylan Furney**  
Associate Real Estate Broker  
+1 315 225 8571  
jfurney@pyramidbrokerage.com

587 Main Street, Suite 102  
New York Mills, New York 13417  
+1 315 736 0856  
**pyramidbrokerage.com**







**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

