New Listing

MLS#:	**S1687204**	**Commercial/Industrial**			**A-Active**
7 E River Rd				List Price:	**$1,500,000**
County:	**Oswego**	Zip:	**13036**	Acres:	**2.21**
Town/City:	**Hastings**	Pstl City:	**Hastings**	Cross St:	**County Route 37**
Area #:	**Hastings-353289**				
				Lot Front:	**320**
Subdivision:	**Lansing Tr**			Lot Depth:	**273**
TxMap#:	**353289-307-011-0004-002-010-0000**			Lot Shape:	**Rectangular**
Addl TxMap#:					
City Nghbrhd:				Lot #:	**2**
School Dist:	**Central Square**			Gr SqFt:	**13,371**
High School:	**Paul V Moore High**			Trans Type:	**Sell**
Middle School:				Year Built:	**1940**
Elem School:	**Central Square Intermediate**			Yr Blt Desc:	**Existing**

Waterfront/Water

Waterfront:**No** **No** Riparian Rgts:
Name:**Oswego River**

General Information

Category:	**Business Opportunity, Other - See Remarks**	Tot Units:		Office SqFt:	
Sale Incl:	**Equipment, Land and Building**	# Stories:	**1.0**	Manuf SqFt:	
Type Bldg:	**Bar /Tavern, Restaurant / Food, Service**	# Bldgs:	**3**	Res SqFt:	
Bus Name:	**Jakes Grub & Grog**	Franchise:	**No**	Retail SqFt:	
Bus Type:	**Bar/ Restaurant**	Avail Prkg:	**70**	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	**Freestanding**	On Wtrfrt:	**No**		
Floor:		Name:	**Oswego River**		
Parking:	**70/Common, On Site, Surfaced**	Basement:			
Zoning:	**07**	Loading:			

Water Related Features:

Public Remarks: **"Phenomenal commercial property with waterfront views. Opportunity on the Oneida River! Welcome to 7 E River Rd, a local staple widely known as Jake's Grub & Grog. This turnkey commercial property is ideally situated just two minutes off Interstate 81 in Brewerton, offering unmatched regional visibility and access. The well-maintained facility features an expansive bar, a fully functional kitchen layout, an outdoor dining deck with scenic water views, and a dedicated banquet area that hosts events! Complete with a generous private parking lot, this high-traffic location is ready for its next owner to step in and capitalize on a loyal customer base. Schedule your private tour today!"**

Unbranded VT: **Click Here**
Aerial Drone Video: **Click Here**
Virtual Tour 3D:

Directions: **81 to Brewerton, down Bartell Rd. Take a right on Rt 11, pass McDonalds, go over the temporary bridge take a right on Co Rt 37 business on the right about 0.42 miles down**

Utilities Information

HVAC Fuel:	**AC-Central, Baseboard, Hot Water**	Sewer/Water:	**Public Sewer Connected, Public Water Connected**
Electric:		Insulation:	**Other**
		Septic Location:	
Type of Well:		Well Location:	
Grn Bld Vr Type:		Energy Eqpt:	**None**
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Financial Information

Town/Cnty Tax:	**$4,905**	School Tax:	**$6,658**	Assess Val:	**$395,000**
City/Vil Tax:	**$0**	Total Taxes:	**$11,563**	Annl Spc Assess:	**$0**
Sale Price:		DOM:	**4**		

Candy Costa
NY Licensed R.E. Broker

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