

**:UNIQUE AND VERY FAMOUS COLLEGE  
LEISURE AND ENTERTAINMENT CLUB.  
RECOGNIZED AS ONE OF THE TOP 50  
COLLEGE BARS IN USA. HAMILTON, NY.  
(HOSPITALITY, RESTAURANT AND LAKEFRONT  
PROPERTY)**

MADISON COUNTY, NEW YORK

Listed Price: **\$ 925,000**

Listing ID: **C218020I**



### Listing Details

**Cash Flow:** \$ 250,000  
**FFE:** (Included in Price)  
**Inventory:** \$ 5,000 (Included in Price)  
**Form of Ownership:** S Corp  
**Terms and Conditions:** NEGOTIABLE  
**Reason for Sale:** **RETIREMENT**

**Training & Support: FULL TRAINING AND SUPPORT INCLUDED**

### Listing Summary

**Business Description:** **Unique and very famous Leisure and Entertainment Club.**

**Hamilton, NY.**

**Turn key business and Historic Commercial Building.**

**Recognized as one of the top 50 College Bars in USA.**

**In continuous operation in same family for more than 40 years.**

**The Company has been in continuous operation for more than 40 years.**

**It caters almost exclusively to local college**

**students.**

**Students are typically bused into the local town and picked up by a continuous bus run back to campus.**

**The business is the only location in town that offers dancing.**

**The business is nationally renowned and for the last 3 years has been named one of the top 50 College Bars in the US.**

**This is a true turnkey sale as the bar is equipped with every imaginable item and gadget needed to run an efficient bar operation.**

**Additionally it is equipped with a state of the art sound system.**

**Company has a detailed operating manual that describes all processes, procedures and systems.**

**The new owner will find that 40 years of hand on experience is reflected in the manual.**

**The second floor apartment is fully furnished and in move in condition.**

**Historical  
Summary:**

**Turn key business and Historic Commercial  
Building.**

**Recognized as one of the top 50 College Bars in  
USA. In continuous operation in same family for  
more than 40 years.**

The Company has been in continuous operation for  
more than 40 years.

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Students are typically bused into the local town and  
picked up by a continuous bus run back to campus.

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the last 3 years has been named one of the top 50  
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Company has a detailed operating manual that  
describes all processes, procedures and systems.

The new owner will find that 40 years of hand on  
experience is reflected in the manual.

The second floor apartment is fully furnished and in  
move in condition.

**Owner  
Qualifications:**

**BUSINESS EXPERIENCE**

**Competition: ALMOST NONE**

**Potential Growth: UNLIMITED**

**Financing/Terms: NEGOTIABLE**

## **Location**

**Facilities: THE Building and business are located in Hamilton, NY.**

**This is home to a prestigious well known college.**

**This is a 5250 Square Foot Building with the business on the main floor, and a fully furnished 5 bedroom apartment on the 2<sup>nd</sup> floor.**

**There is a semi-finished, well laid out and organized basement used for storage.**

**Paved parking area with 22 spaces.**

**All systems and equipment are in excellent condition and of the highest quality.**

**In addition to the commercial building and business the sale includes beautiful lake front property with 2 lots and completely modern and updated 2250 SF home, boat dock and 2 out buildings.**

**The out buildings are currently used as an art studio and boat storage and gardening building.**

**The house is fully furnished.**

**Listed Price: Business \$ 925,000**

**Commercial Building \$ 850,000**

## SF Lakefront Property \$475,000

### Operation

**Year Established:** 1972

**Days & Hours of Operation:** M, W, T, F, S, 11 PM – 2 AM Closed in summer and on all school holidays, spring and winter breaks.

**Owner Hours:** 24

**Employees:** 4

**Managers:** 2

**Absentee Owner:** No

[\(Edit\)](#)