

Commercial Real Estate Features Sheet

Alpine Restaurant & Rental Property

Turnkey Restaurant & Bar Opportunity

- Established restaurant and bar property on approximately 1.5 acres
- Potential access to historical grants through the Town of Richfield
- Gambling machines negotiable
- 15-seat bar plus 3 high-top tables
- 12-top dining table
- Gas fireplace in main dining area
- Hardwired speaker system throughout
- Approximately 30 parking spaces

Fully Equipped Commercial Kitchen

- 6-burner stove with griddle and broiler
- Alto-Shaam commercial equipment
- Double refrigerator plus additional secondary refrigerator
- Double fryer
- Rental dishwasher
- Rental ice machine and fountain soda system
- Rented POS system
- Air conditioning throughout entire building, including kitchen
- New air exchanger with two new units installed in 2024
- Zoned heating and cooling throughout

Building & Mechanical Updates

- New roof installed in 2023
- Boiler rebuilt approximately 4 years ago with new pump, gauges, and valves
- Holding tank septic system (newer)
- Drilled well with newer pressure tank
- Survey available

Additional Structures & Storage

- Garage/storage building with walk-in cooler
- New \$4,000 freezer in garage
- Riding lawn mowers in sheds included

Upper Rental Unit

- 4-bedroom upper-level rental unit

- Full bathroom upstairs
- New deck added to rental unit
- Rental appliances included: dishwasher, washer & dryer, refrigerator, and stove

Prime Recreational Location

- Located near ski hill and lake
- Original structure built in the 1920s
- Additional expansion added in the 1940s

Additional Property Across the Street — \$299,000

Development / Commercial Opportunity

- Approximately 5–5.5 acres
- Located directly across the street from Alpine property
- Approximately 40 parking spaces
- Fully heated with natural gas
- New roof installed in 2023
- Includes attic space
- Alarm system
- Septic needed

Additional Notes

- Seller may provide lifetime parking agreement if retaining ownership