Levack Real Estate, Inc.

For Sale: **$599,500** Turn Key Restaurant Opportunity

Winslow's Restaurant

Property Highlights

- Turn Key restaurant opportunity with indoor and outdoor seating.
- 2,707 SF situated just north of Downtown Saratoga on 2.38 Acres.
- Winslow's is famous for it's classic turkey dinner with all of the trim-mings.
- Financials available with NDA

All information deemed reliable but not guaranteed.

Nicholas Ketter
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Phone: 518-793-7600
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801 Saratoga Rd. Gansevoort, NY 12831

Building Features

- 2.707 SF on 2.38 Acres
- Daily avg. traffic count: 8,721
- Winslow's in business since 1948
- Minutes North of Saratoga Springs
- Propane forced air heat
- Central air cooling
- 70 seat bar/restaurant
- 30 seat patio
- Sale includes business, building, land and inventory
- Estimated Taxes: $2,325.68

Directions:

I 87 N to Exit 15. Head on NY 50 towards Downtown Saratoga. Take right onto U.S. 9 property is 4.5 miles on your left

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Inventory List

- Coffee Maker
- 500 lb Scottsman Ice machine
- 2 three bay sinks
- 70 chairs with accompanying tables
- 30 patio seats
- 30 gallon preparation sink
- Salad prep station
- Ininger hi-temp dish machine with wash boards
- 3 door low boiler freezer
- 60 cubic inch freezer
- Brand new 6 burner stove with oven
- Charcoal grill
- 6 burner with 1 oven
- Convection oven
- Low boiler freezer
- 2 microwaves
- 10’ x 10’ Walk in cooler
- Meat cutter
- Keg cooler fixed with 4 taps
- Ice glass chiller
- Hood and mantle over 20’
- Smoke detectors
- Gemini security system
- Sound system

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Photos

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Photos

Aerial View

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801 Saratoga Rd.

Legend

- County
- Municipal Boundaries
- Local Roads
- Parcels

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Property Description Report For: 801 Route 9, Municipality of Wilton

Status:	Active		
Roll Section:	Taxable		
Swis:	415600		
Tax Map ID #:	127.-2-68		
Property Class:	421 - Restaurant		
Site:	COM 1		
In Ag. District:	No		
Site Property Class:	421 - Restaurant		
Zoning Code:	RB-1		
Neighborhood Code:	41140		
Total Acreage/Size:	2.38	**School District:**	Saratoga Springs
Land Assessment:	2018 - Tentative $169,000 2017 - $169,000	**Total Assessment:**	2018 - Tentative $312,800 2017 - $312,800
Full Market Value:	2018 - Tentative $329,300 2017 - $329,300		
Equalization Rate:	----	**Property Desc:**	
Deed Book:	1753	**Deed Page:**	510
Grid East:	689740	**Grid North:**	1575985

Sales

No Sales Information Available

Utilities

Sewer Type:	Private	**Water Supply:**	Private
Utilities:	Electric		

Inventory

Overall Eff Year Built:	1990	**Overall Condition:**	Normal
Overall Grade:	Average	**Overall Desirability:**	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1990	Normal	Average	2707	1

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Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	12 × 14	Average	Normal	1998
Pavng-asphlt	3000 × 0	Average	Normal	1980
Porch-open/deck	6 × 5	Average	Normal	1998

Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
AD005-Wil ambulance dist	0	0%		0
FD036-Wilton fire	0	0%		0

Special Districts for 2017

Description	Units	Percent	Type	Value
AD005-Wil ambulance dist	0	0%		0
FD036-Wilton fire	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %

Taxes

Year	Description	Amount
2018	County	$1,175.80
2017	County	$1,149.88

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

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Nicholas Ketter

Licensed Realtor

Agent Bio:

Nicholas Ketter is a Licensed Real Estate Salesperson and a member of the National Association of Realtors.

Nic grew up in Queensbury, graduating from Queensbury Highschool in 2012. Nic then went down to the University at Albany to play football and attend their School of Business. Nic served as a two-time captain of the D1-AA Football team, graduated Summa Cum Laude in 2016 and graduated with his M.B.A. from the University at Albany in 2018. Nic is a highly motivated agent just embarking on his professional career and it would be and honor for him to represent you.

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"Professional Realtors for a growing community"

R. Mark Levack

President

For 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.

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