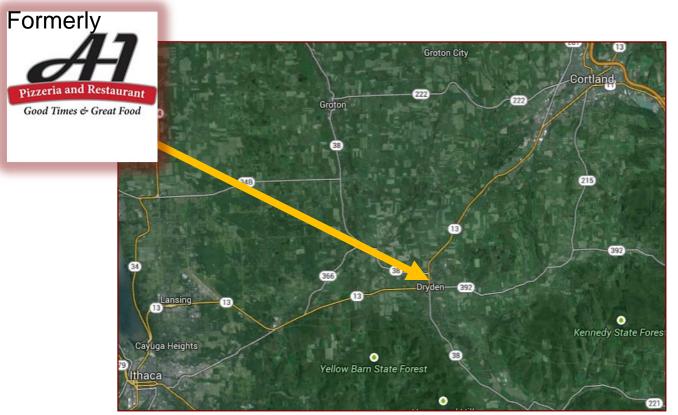


FOR SALE – BANK OWNED

(Formerly A-1 Pizzeria & Restaurant)





151 North Street, Dryden, NY 13053 Tompkins County in the heart of the Fingerlakes



Licensed Real Estate Broker Licensed in New York, New Hampshire, Connecticut, Massachusetts, Vermont & Florida 607-838-3263 – jdraghi@greatdaneproperties.com

Karina Draghi

Licensed Real Estate Broker Licensed in New York & Florida

ties.com **607-838-3463** – karina@greatdaneproperties.com Fax 607-218-8721

For over 30 years A1 Pizzeria and Restaurant has been a fixture in the Dryden Community. Family owned and operated they offered an extensive menu of Greek, Italian and American cuisine. Featuring generous portions of homemade food from their ever popular salads and soups to delicious entrees such as Chicken Marsala, Eggplant Parmigiana, Steak, Ribs and Seafood Linguini Alfredo!

A1 was frequented by a wide demographic profile. Families, Couples and Students both from the local High School and the College find A1 conveniently located and featured a wide range of items to suit every taste and budget! They also offer a large selection of Subs and Sandwiches; as well as Wings and Pizza and dough made fresh daily!

You can enjoy a casual family meal, a night out with friends starting with cocktails in the bar; or romantic diners can enjoy a quiet intimate meal; and all can do so at an affordable price.

A1 also featured a popular Sunday Brunch Buffet!

The newly renovated kitchen is equipped and designed to efficiently handle the 200 seat restaurant, carry-out business as well as deliveries.



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Residential Housing

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NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

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REVIEWS AND PRESS RELEASES



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★★★★★ My favorite place to be.♥ Helpful · Like · Comment · about 5	months ago
	Pizzeria and Restaurant
Ordered pizza tonig perfect! Hot and on Helpful · Like 1	Good Times & Great Food The for 2 different times to be delivered. It was time! Thank you! • about 5 months ago • 🛞
	ng there. The food was amazing and the waitresses reasonable for the amount of food.We will definetely weeks ago
🖒 A-1 Pizzeria & Restaurant like	es this.
"Really nice place." Many menu options. It's not just a pizza place. Excellent the prices are very reasonable too.	
Many menu options. It's not just a pizzu pro- service. The prices are very reasonable too. Was this review helpful?	
A Google User ***** reviewed 3 years ago Great food and service!!! Liked: Food, Service, Atmosphere, Value	We eat fairly regularly at A-1. Food is pretty good if you order the italian fare. Pizza is really good. Atmosphere is pleasant. Pricing is reasonable. Its not fine dining but its not fast food. Great spot for the area to have a pleasant dinner with wine and not pay a bundle.

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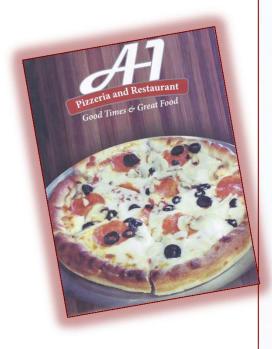
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MENU



Mozzarella Sticks \$6.79 Served with marinara sauce, Italian Fried Zucchini \$6.99 Breaded zuechini deep fried & served with ranch & marinara dipping sauce Crispy Calamari \$8.5 Lightly battered calamari, served with \$8.99 marinara sauce of cocktail sauce. At Homemade Chips \$4.99 A thinly cur potato chip fried to perfection, served with a dipping sauce of your choice Melted American choese. Blue Chense, Rauch or Red Sauce A1 Finger Lake Fries \$5.99 \$4.99 French frics seasoned with our special Finger Lake Spice Add melted American Cheese \$1.00 Toasted Raviolis \$7.99 8 breaded raviolis deep fried and served with our laste Red Sauce

Appetizers

Beer Battered Onion Rings \$5.99

Jumbo Buffalo Wings Tossed in HRO, Mild, Medium, Hrit, Honey Mustard or Italian Garlie. Setvod with blue cheese or narch (12) 939 (24) 10.94 (36) 28.99 (48) 37.99 (96) 73.99

Side Dishes

French Fries	\$2.25
Vegetable of the Day	\$2.55
Homemade: Mashed Potatocs	\$1.95
Side of pasta with marinara sauce	
Side of paste with alfredo sauce	\$4.95
Cinnamon Apples	\$2.25
Baked Potato	\$2.25
Cottage Cheese	\$2.25

Kids Menu

For kids 12 and un	der
Pasta with marinara or butter	\$3.9
add meathall for a	\$1.00
Chicken Parmigiana	\$5.99
Ravioli	\$3.99
Chicken Fingers & Frics	\$4.99
Hamburger & Fries	\$4.99
Grilled Cheese & Fries	\$4.99
Slice of Pizza	\$2.99

Groups of 8 or more will include 18% gratuity.

Chicken Tenders	\$7.99
Battered deep fried chicken tene	iers.
served with your choice of blue a	cheese
or ranch,	
Buffalo Chicken Tenders	\$8.99
Tossed with BBQ, mild, medium	, hor or
honey mustard wing sauce, serv	ed with
blue cheese or ranch.	
Sliders	\$7.49
Chnice of Three mini Meatball Pe	umesan
or checseburgers	
Add bacon	\$1.00
Cheddar Cheese Poppers	\$6,79
Cheddar cheese filled jalapeno po	oppers
breaded and deep fried.	
Garlic Bread	\$3.99
Toasted French roll with a fresh ;	garlic
butter & scasoned spread.	• • • • • • • • • • • • • • • • • • • •
Add mozzarella cheeze	\$1.00

Munchables \$9.99 Your choice of Three: Maw. Sticks, Unicken Strips, Buffulo Strips, Poppers, Toasted Raviolis, Onion Rings or Fried Zuschini, topped with A1 Finger Lake leises or A1 Chips.

Beverages

We feature a full bar - Wine, Beer & Mixed Drinks

Sodu				\$1.99
Icod Tea	, Raspbe	rry Iccd	Tea	\$1.99
Lemona	de			\$1.99
Cramber	ry Lemon	ade		\$1.99
Collee of	r Hot Tea	(non-re	liflable)	\$1,99
Hot Cho	colate			\$1.99
Espress	D			\$3.29
Саррисе				\$4.99
	l Flavor			\$1.00
Bottled w	water			\$1.99
Milk	Small	\$1.99	Large	\$2.79
Juice:	Small	\$1.79	Large	\$2.79
Crunberry.	Apple, Pinec	opple, Grag	winuit, Torra	sto, or V-8

Milk Shakes: \$4.39 Vaulla, Choolate, Suawherry or Oreo Non-akoumic Strawborry Doiquiris. Margeritas or Pins Colada

Dine-a-Mate outpons cannot be used with any other discounted specials. One coupon applies if ordering two dinare intrees. Two coupons per table, if using Dine-a-Mate coupons with a group of 4 or more we cannot split checks for your party. Dine-a-Mate coupons cannot be used on holkings. Please refer to your hook for more details.

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	ench Onion Soup \$3.95 Cup \$2.95	Soup Du Bowl \$3.95 C	
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Indiv		Lar	
\$5.5	19	\$9.4	
Greek Fresh lettuce, tomatoes, cuccornhers, pappars, online, and fora choree, sead with nur horaemade house dressing	Country Death Induce, countroes and mozeratio cheeve, served with your chaice of cheeseing	Garden Fresh lettues, unnaues, musitreene, onions, and carrels, servee, silli your choice of dreasing	Caesar Fresh cut Romaine Letture toased in a creathy Caesar dressi toppod with panness chocse and creations
	epperoni, turkey, ha \$1.00 each item for i		
		ten for an additional tal \$4.95 for Large	
(Individual \$8.99	Large \$12.49	
	Picasso A	ntinasto	
Cheese .	ortellini, ionacces, onions, int		niekem,
	tossed with Ital	ian dices.ng	1
		-	
	0.11	-1-1	
	Cobb S	alad	
Fresh letters,	cometans, thend bacon, crucibly i	dag cheese, black nlives and gill	ed chicken,
Fixed letters,		dag cheese, black nlives and gill	ed chicker,
Fresh letters,	cometans, thend bacon, crucibly i	dag cheese, black nlives and gill	ed chicker.
Ervsh letters,	cometans, thend bacon, crucibly i	dag cheese, black nlives and gill	ad chicker,
	constants, stand bacab, countbly L sourced with your ob	due cherse, black nives and gdi nice of desiging	
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Two-Ha	constants, stand bacab, countbly L sourced with your ob	due cherese, libeck offices and get enter of devacing dwiches &	Burgers
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Two-Ho Bendwiches and hu Grilled Chicken San -Served on a bun with 1	tometers, dueed bacob, crutely is anored with your ob information of the second with Al argene and conved with Al dwich \$8.49 others and contrato.	Alex cheren, black officer and grif size of dreading Automatic freedom Chips or French fries un Buffalo Chicken R Broaded chicken Uss	Burgers
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Joe Draghi Licensed Real Estate Broker

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Karina Draghi

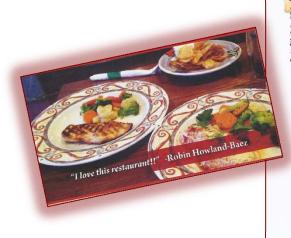
Licensed Real Estate Broker

Licensed in New York & Florida

607-838-3263 – jdraghi@greatdaneproperties.com 607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721





All entrées are served with your choice of personal salad or soup du jour & fresh garlic breadsticks

Seafood & Chicken Specialties

Scampi Combo \$19.99 Chiuxen breasi, large shrimp, brocoli, nushroans, and garko sautéed in lemon butter wine sauce, served over justa. \$19.99 Seafood Linguini Alfredo \$19.99 A combination of shrimp, scallops and erabment in a rich alfreda cream sauce with linguist modles. Seafood Fra Diavolo \$19.99 Spicy marinara sauté with shrimp, scallop, and black olives, served over pasta. Haddock \$14.99 Your choice of Fried or Broiled in lemon buller wine sauce; served with potato of your choice. \$19.99 Shrimp Scampi \$19.99 Lurge shrimp sautéed in garlie and lemon butter 12.17.1 sauce, served over pasts. \$19.99 Scallops Scallops Your Choice of Frind or Broiled in leaton butter wine same: served with potato of your choice. Salmon Steak \$17.99 Filet of salmon char-grilled to perfection, served with mixed vegetable and notato of your choice.

Renowned Pasta Sauces

\$8.99 AL Tomato Sauce Chef's design of onhanoou herbs and seasonings, served over pasta. Add meatballe \$1.95 Supreme Sauce \$13.95 Popperoni, sausage, and mushmoma blended with our tomato sauce, served over pasta. Olive Oil & Garlic \$8.99 Fresh chopped garlie and olive oil tassed with pusta. Carbonara Cream Sauce \$13.95 A combination of fresh ercam, romanu cheese, onions, garlie, ham and bacon, served over pas Alfredo Cream Sauce \$11.99 A classic while cream sauce, served over pasta Meat Sauce \$13.95 A blend of beef and causage sourced with our tomata sauce, aerved over posta. Fra Diavolo Sauté \$9.99 A spicy manuara sauté with black olives, served over pasts.

\$15.99 Chicken Marsala Chicken breast, mushrooma, snutéed in a Marsala wine sauce, served over pasta. Chicken Ala Greco \$16,99 Chicken breast, fcts, cheese, and freah somuch baked with our tomato sauce, served with pasts Chicken Parmigiana \$16.99 Chicken Parmigiana Brended chicken breast brised with our tomato souce and copped with mozzerella cheese, served nesta. Chicken Vincente \$16.99 Chicken breast assisted with white while, olive oil, ham, bacon and rich alfredo encara sauce, served over pasta. \$15.99 Chicken Cacciatore

Chicken breast sautied with gurie, while wine, butter, green peppers, mushrmoma, anione and our turnatio saute, seried over pasta. Chicken Penne Volka \$15.99 Penne pasta und chicken breast toased in our homemode works cream sauce.

Casseroles & Combos

Eggplant Parmigiana \$12.99 Baked with our tomato sauce and topped with mozorella checae, acryed with pasta. \$12.99 Stuffed Manicotti Pasta rolled with four cheeses and spices, baked with our tomato sauce and mozzarella cheese. \$12.99 Ravioli Pasta stuffed with four obceses and spices, baked with our tomalo sauce and mozzatella cheese \$10.49 Baked Ziti Facked in the usen with our tomate source and mozzamila cheese Mentball/Sausage Parm \$13.49 Your choice of meetball or samsage parmiguon with green peppers and onions, baked with our tomato sauce and mozzarella cheese topping, served over DESLA \$11.99 Meat Lasagna Layers of Incagna models, four choeses, a blend of needs, and our tomato same buked in the over with mozzarella cheese topping \$18.99

Taste of Italy \$18.99 A combination of our homemade meal lossig a, breaded chicken parmigiano and alfredo pasta.

Our Favorite Greek Entrees

 Spanakopita
 \$13.99

 Homocitade Greek pie mised with spinach and fein unesen horseon phyllo dough, served with pasta tosaed in olive oil & garile sauce.

 Mousaka
 \$14.99

Speel eggplant and ground beel satilied with acasonings and while whe logged with Bechannel satter, bakad in the oven and served with pasts to acad in olive oil & guthe satter.
 Chicken Souvlaki
 \$8.49

 A grilled pits with saucood orders and chicken.

 served with a side of tzatzlid.

 Beef Gyro Kollup
 \$8.49

 With lectuce, romato, order and a side of tzatzlid.

 Taste of Greece
 \$18.99

 A combination of Chicken Souvliki, homeworke

 Squakopita and Mousuka.

Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut, Massachusetts, Vermont & Florida 607-838-3263 – jdraghi@greatdaneproperties.com

Karina Draghi

Licensed Real Estate Broker

Licensed in New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721



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New York & Florida

ties.com 607-838-3463 – karina@greatdaneproperties.com Fax 607-218-8721



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Fax 607-218-8721



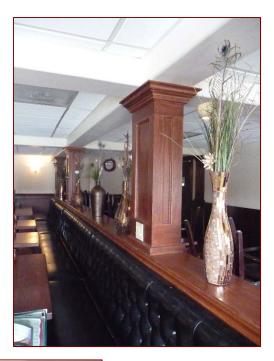
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Karina Draghi

Licensed Real Estate Broker Licensed in New York & Florida

Total Seating Capacity 200





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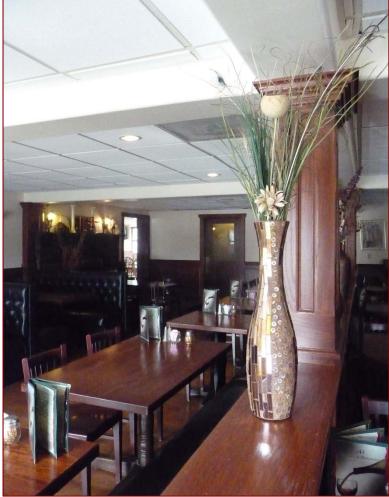
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MAIN DINING AREA

Seats 75





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Fax 607-218-8721



Licensed Real Estate Broker Licensed in New York, New Hampshire, Connecticut, Massachusetts, Vermont & Florida 607-838-3263 – jdraghi@greatdaneproperties.com 607-83 Fax 607-218-8721

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Licensed Real Estate Broker Licensed in New York & Florida

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BAR AREA







Seats 20 Full liquor bar



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Licensed Real Estate Broker Inecticut, Licensed in New York & Florida ties.com 607-838-3463 – karina@greatdaneproperties.com Fax 607-218-8721 ______

Carry Out Pick-up Entrance



Side door Carry-Out area has designated parking and is easily accessible via new roadway curb cut off of State Route 13 to the north.





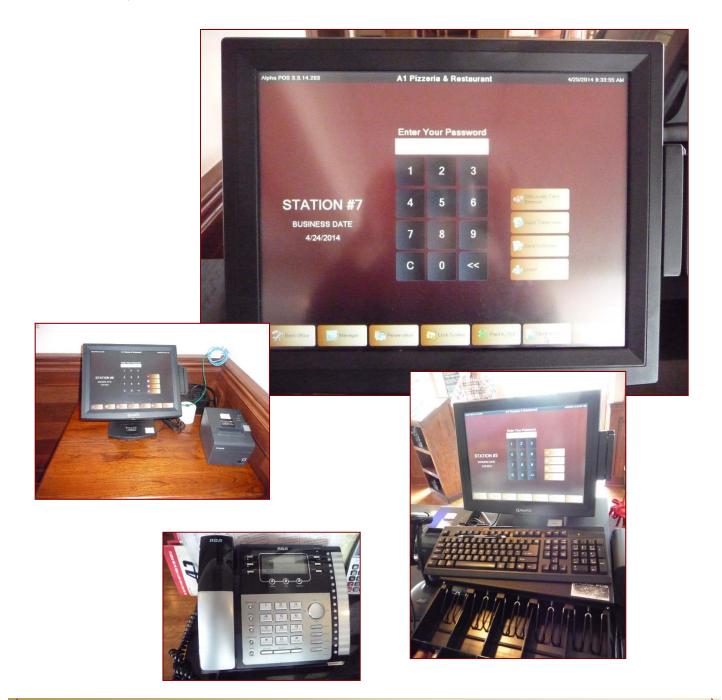
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Karina Draghi

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New in 2013 POS System with 7 stations



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Licensed Real Estate Broker Licensed in New York & Flori<u>da</u>

607-838-3463 – karina@greatdaneproperties.com

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7 POS Stations conveniently located.

Description

Alpha POS All-in-One Touch Screen Workstation w/Integrated Card Swipe Integrated Card Swipe 5-Year Overnight Exchange TouchPC Epson T20 Thermal Receipt Printer w/ Autocutter, USB Epson U220B Impact 2-Color Printer w/Autocutter, Ethernet S100 16x16" Cash Drawer, Printer Interface Cash Drawer Cable, Printer Driven, Epson Standard Keyboard, USB Basic Mouse, Optical, USB HP RP5800, 2GB, Intel Pentium G850, DVD-ROM, Windows 7 Pro 32-Bit HP, LV1911, 19in Widescreen LCD Monitor HP Warranty, 5 Year Next Business Day On Site, Hardware Support SF 100D-16 16-Port 10/100 Switch Linksys E1500 Wireless-N Router with SpeedBoost APC Back-UPS ES 6 Outlet 350VA 120V without Comm. Whozz Calling? POS 2 Alpha POS License(s) EDC License Gold Support Plan, Restaurant, 5 Year (First 30-Days Free) Menu Design, Large Menu (Under 1000 items) 8 Hour Training Session, On-Site On Site Installation, 5 or more POS Units Network Drop, Per Drop, Under <100 feet, Drop Ceiling or Raised Floor, Includes Cost of Cable On-Site Live Day, 8 Hours POS Starter Kit, includes: 3" x 150' Single Bond Paper, Case of 50 Rolls 3" x 150' Double Bond Paper, Case of 50 Rolls 3 1/8" x 220' Thermal Paper, Case of 50 Rolls Ribbons, Black/Red, for Epson TM-U200 Series, 10 PK Manager Cards Staff Cards 100 Pre-Designed Template Gift Cards

ALPHA POS SERVICES

100 Pre-Designed Template Loyalty Cards

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Total Restaurant renovation was completed in December 2010

Including the redesign of the kitchen, and upgrading of equipment!



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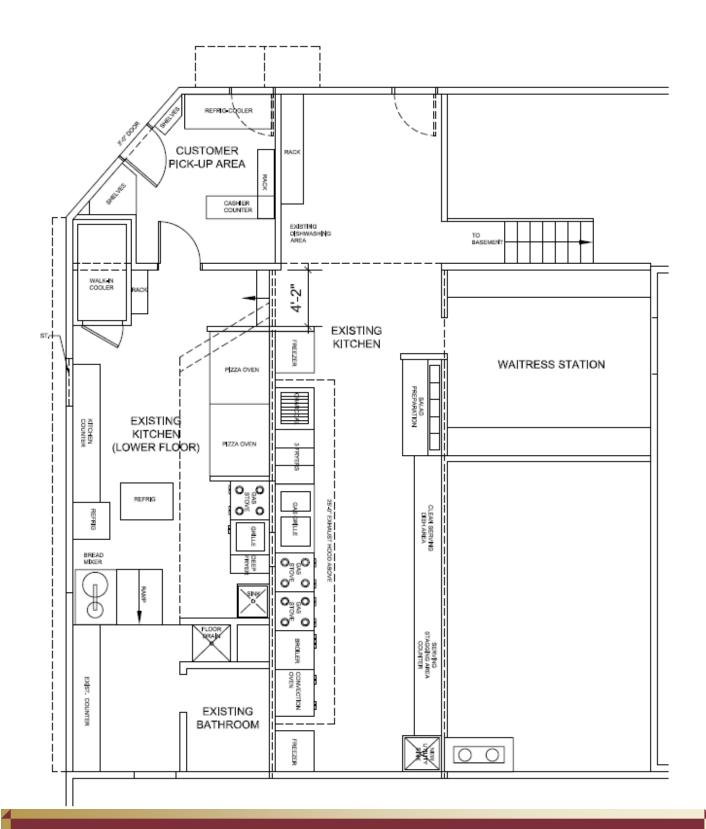
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ties.com **607-838-3463** – karina@greatdaneproperties.com Fax 607-218-8721

















Garland – 4 burner with oven

Garland – 2 burner

US Range - 3' Charcoal

Garland – 5' Grill

Garland -**Convection Oven**

5 Pitco Fryers

Garland – Broiler

4' Lowboy

Cleveland -Steamer

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NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

NEW and Upgraded Appliances: Include the following:







12'5" Refrigeration base

Rendell - Steam Table with Sneeze Guard

Steam Box

Toastmaster – Bread Warmer

Proofer

3 bay sink with drain board

10' Pick up line



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Multiple Leader Refrigeration and Freezer units 6' x 10' Walk-In Cooler

8' x 10' Walk-In Cooler

Walk in Freezer built into basement





Wine / Liquor Locker in Basement

Stainless Coffee Table with 6' Back Splash



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Everything needed for food preparation is in place!







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Modern and beautifully appointed guest restrooms.

Ceramic tile thru out.





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Traffic counts on Route 13/North Street are an incredible 10,656 vehicles per day!!

Town of Dryden Demographics				
14,435 People in 6,016 Households				
	5 miles	10 min drive time	10 miles	
Population	10,998	15,785	69,528	
Households	4,456	6,486	25,952	
Median HH				
Income	\$61,535	\$58,361	\$54,921	
PCI	\$28,325	\$27,334	\$26,132	

Tompkins Cortland Community College (TC3) With over 3,200 students And the TC3 dorms are within walking distance.

SUNY Cortland and Cornell University with 7,254 students and 20,583 respectively are both within 10 minutes! A1 Pizzeria and Restaurant is located between the two and on the main route between the two, NYS Route 13

Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut, Massachusetts, Vermont & Florida 607-838-3263 – jdraghi@greatdaneproperties.com 607-838-3463 – karina@greatdaneproperties.com

Karina Draghi

Licensed Real Estate Broker Licensed in

New York & Florida

Fax 607-218-8721



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Fast Facts

Restaurant: A1 Restaurant Locations: 151 North St Dryden, New York 13053

Phone: 607-844-4466

E-mail: manager@ a1pizzarestaurant.com

Facebook: A1Dryden

Hours: Mon - Thu 11:00am - 10:00pm Fri 9:00am - 10:00pm Sat - Sun 7:30am - 10:00pm

www.alpizzarestaurant.com



16



EAT Al Restaurant DRYDEN'S FAMOUS PIZZERIA & RESTAURANT

You'll find a hidden gem at 151 North Street in the small welcoming town of Dryden. It is here that A1 Pizzeria and Restaurant has been located for over 20 years. While the owners and atmosphere have changed through the years, the core values and great food still remain. In addition to the renovations we've been doing over the last few years, in the near future we will be adding 8 big screen TVs to the restaurant.

Whether you are stopping in for a drink, to have lunch, relax for an evening meal or host a large event, A1 is the place to come. Our banquet room accommodates large parties up to 200 people, and our catering options allow you to host a party at your house while A1 does the cooking for you. Our entire menu—from sandwiches, to burgers, to our famous BBQ ribs and all our signature pizzas—are available in house as well as for carryout. And make sure you leave room for our delicious homemade NY cheesecake. A1 runs great weekly pizza specials for carryout, like our huge 32 slice sheet pizza with 48 of our jumbo chicken wings. Our award winning pizza recipe was created in the 1970s by Fred Kalemis and has been perfected over the last 40 years.

When dining in with us, we have some terrific promotions going right now:

- Monday nights are Spin to Win nights with every table getting to spin our A1 Wheel of Fortune.
- Tuesdays we offer pizza and wings at half-price.



What's HOT July 2013

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- Wednesday nights we have a lottery at 7 p.m. sharp where one lucky table eats for free. Last week's winner was a table of 15 people gathering for a retirement party—they won over \$175.00 in free food!
- Thursdays and Saturdays we offer our delicious prime rib special.
- Sundays kids 12 and under eat from our kids menu free all day long.

So if you are in the mood for breakfast, lunch, or dinner, A1 Pizzeria and Restaurant is the place to come for great food and good times. From all the staff at A1, we look forward to seeing you!





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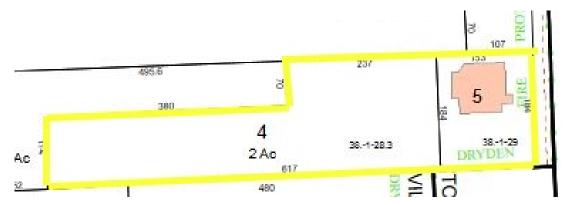
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Real Estate Included in Sale



New Access to A1 Pizzeria and Restaurant



2 Parcels

6 Freeville Rd 151-153 North St Tax Map #8.1-1-4 Tax Map #8.1-1-5 Approx. 2.00 Acres land Approx. 0.65 Acres

Total Acres 2.65

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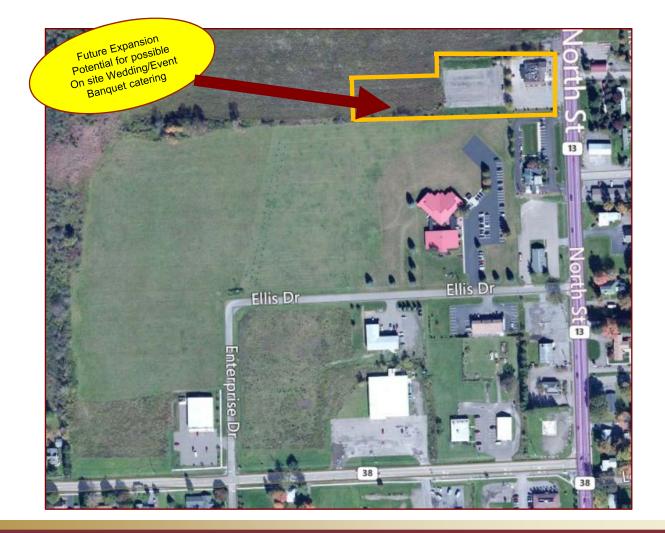
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A1 Pizzeria and Restaurant

151 North Street (Route 13) Dryden, NY 13053 Tompkins County

Lot SizeApproximately 2.65 Acres on 2 parcelsRoad Frontage184' on North Road (State Route 13)
153' on unnamed new road on north side of
propertyTraffic CountRoute 13 (North Street 10,656 vehicles per day



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Building :	Block and frame construction Originally constructed in 1985 Remodeled in 2010
Building Size :	1,848 sf basement – contains wine and liquor vault, walk in freezer, bar mechanicals and storage. 4,870 sf Restaurant and Kitchen on one floor
Roof:	Asphalt Shingle roof new in 2010
Parking:	15,000 sf Lighted and Paved Parking Gravel Overflow parking lot
Ingress/Egress:	2 entry/exits off Route 13 (North Street) south entrance into front parking lot north entrance onto shared roadway to Carry out entrance
Services:	Municipal Sewer , Private Well
Restrooms:	2 customer restrooms ADA compliant 1 employee restroom
Total Assessments:	\$570,000.00 (2 parcels – 2.65 Acres and buildings)
Historical Annual Gross Sales:	\$1,054,379.79
HVAC:	10 ton unit in banquet room installed in 2006 10 ton unit in bar, hostess area, kitchen and front dining area installed in 2011 5 ton unit in dining room and bathrooms installed before 2006

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A1 Pizzeria and Restaurant is now available as the family has retired from a long and highly profitable term at the helm.

They have successfully guided the business thru shifts in the economy while steadily growing and expanding through it all!

And there is plenty of growth yet to achieve. With several acres in which to expand into, the possibilities are endless. The community is growing and TC3 is continually expanding, providing the opportunity for unlimited potential customers!

Let 30 years of success be yours!

Add to your restaurant portfolio, or let this be the start and cornerstone of your restaurant career.

All information furnished regarding buildings for sale or lease is from sources deemed reliable, however, no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, prior sale, lease, financing or withdrawal without notice.

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Fax 607-218-8721				
NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982				