



**Great Dane Properties, LLC**  
Commercial Real Estate Sales, Leasing, Management & Development

# FOR SALE – BANK OWNED

(Formerly A-1 Pizzeria & Restaurant)



**Drastically  
Reduced  
Accepting All  
Offers**

151 North Street  
Dryden, New York 13053

Restaurant Business, Equipment  
and Real Estate

**\$399,000**

## **Joe Draghi**

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

**607-838-3263** – [jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)

Fax 607-218-8721

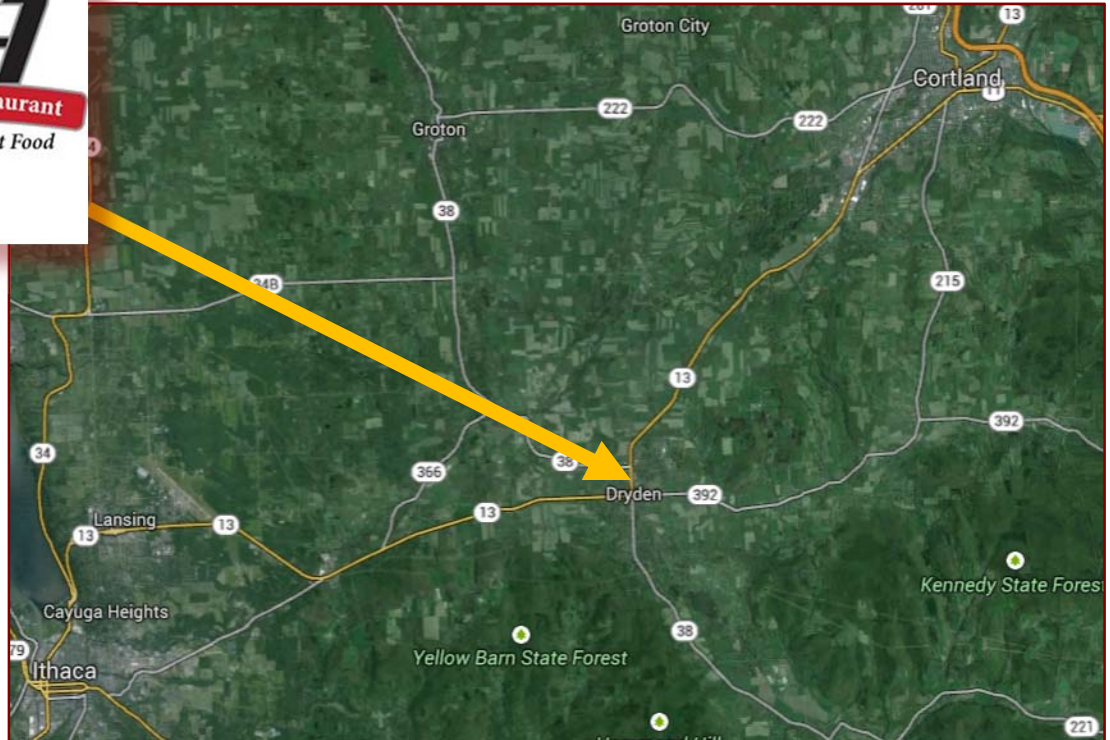
NY Office: PO Box 212, Mclean, NY 13102 \* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

## **Karina Draghi**

Licensed Real Estate Broker

Licensed in  
New York & Florida

**607-838-3463** – [karina@greatdaneproperties.com](mailto:karina@greatdaneproperties.com)



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



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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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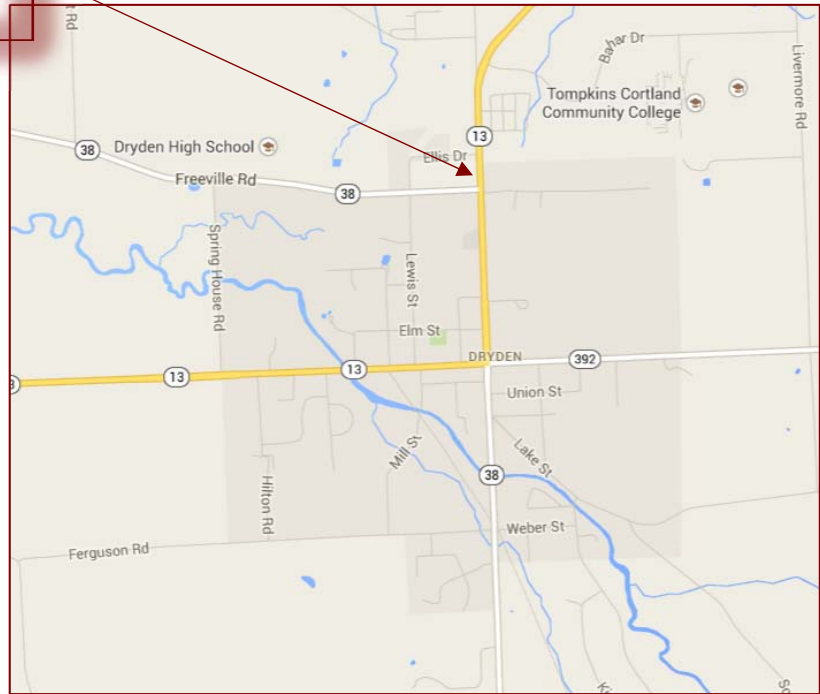
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# REVIEWS AND PRESS RELEASES



FEATURED

in July 2013

## What's Hot

**Fast Facts**

**Restaurant:**  
A1 Restaurant

**Locations:**  
151 North St  
Dryden, New York 13053

**Phone:**  
607-844-4466

**E-mail:**  
manager@  
a1pizzeria.com

**Facebook:**  
A1 Dryden

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

[www.a1pizzeria.com](http://www.a1pizzeria.com)

**EAT A1 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 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.

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My favorite place to be. ♥

Helpful · Like · Comment · about 5 months ago

# A1

**Pizzeria and Restaurant**

*Good Times & Great Food*



Ordered pizza tonight for 2 different times to be delivered. It was perfect! Hot and on time! Thank you!

Helpful · Like 1 · about 5 months ago ·



This was my family's first time eating there. The food was amazing and the waitresses where awesome. The prices were reasonable for the amount of food. We will definately be eating there again

Helpful · Like · Comment · about 3 weeks ago



A-1 Pizzeria & Restaurant likes this.



Amazing service.

reviewed 4 months ago

*"Really nice place."*



Many menu options. It's not just a pizza place. Excellent food and service. The prices are very reasonable too.

Was this review helpful?



A Google User



Great food and service!!!

Liked: Food, Service, Atmosphere, Value

reviewed 3 years ago



reviewed a year ago

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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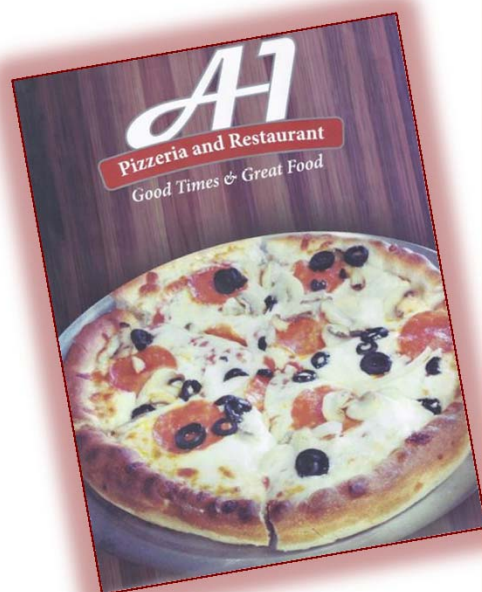
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# MENU



## Appetizers

**Mozzarella Sticks** \$6.79

Served with marinara sauce.

**Italian Fried Zucchini** \$6.99

Breaded zucchini deep fried & served with ranch & marinara dipping sauce

**Crispy Calamari** \$8.99

Lightly battered calamari, served with marinara sauce or cocktail sauce.

**A1 Homemade Chips** \$4.99

A thinly cut potato chip fried to perfection, served with a dipping sauce of your choice Melted American cheese, Blue Cheese, Ranch or Red Sauce

**A1 Finger Lake Fries** \$5.99

French fries seasoned with our special Finger Lake Spice

**Add melted American Cheese** \$1.00

**Toasted Ravioli** \$7.99

8 breaded ravioli deep fried and served with our taste Red Sauce

**Beer Battered Onion Rings** \$5.99

**Jumbo Buffalo Wings**

Tossed in BBQ, Mild, Medium, Hot, Honey Mustard or Italian Garlic.  
Served with blue cheese or ranch.  
(12) 4.99 (24) 10.99 (36) 28.99 (48) 37.99 (96) 73.99

**Chicken Tenders** \$7.99

Battered deep fried chicken tenders, served with your choice of blue cheese or ranch.

**Buffalo Chicken Tenders** \$8.99

Tossed with BBQ, mild, medium, hot or honey mustard wing sauce, served with blue cheese or ranch.

**Sliders** \$7.49

Choice of Three mini Meatball Parmesan or cheeseburgers

**Add bacon** \$1.00

**Cheddar Cheese Poppers** \$6.79

Cheddar cheese filled jalapeno poppers breaded and deep fried.

**Garlic Bread** \$3.99

Toasted French roll with a fresh garlic butter & seasoned spread.

**Add mozzarella cheese** \$1.00

**Munchables** \$9.99

Your choice of Three: Mozzarella Sticks, Chicken Strips, Buffalo Strips, Poppers, Toasted Ravioli, Onion Rings or Fried Zucchini, topped with A1 Finger Lake fries or A1 Chips.

## Beverages

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

**Soda** \$1.99

**Iced Tea, Raspberry Iced Tea** \$1.99

**Lemonade** \$1.99

**Cranberry Lemonade** \$1.99

**Coffee or Hot Tea (non-refillable)** \$1.99

**Hot Chocolate** \$1.99

**Espresso** \$3.29

**Cappuccino** \$4.99

**Add Flavor** \$1.00

**Bottled water** \$1.99

**Milk** Small \$1.99 Large \$2.79

**Juice:** Small \$1.79 Large \$2.79

Cranberry, Apple, Pineapple, Grapefruit, Tomato, or V-8

**Milk Shakes:** \$4.99

Vanilla, Chocolate, Strawberry or Oreo

Non-alcoholic Strawberry Daiquiris, Margaritas or Pine Colada

Dine-a-Mate coupons cannot be used with any other discounted specials. One coupon applies if ordering two dinner entrees. 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 holidays. Please refer to your book for more details.

## Side Dishes

**French Fries** \$2.25

**Vegetable of the Day** \$2.55

**Homemade Mashed Potatoes** \$1.95

**Side of pasta with marinara sauce** \$3.95

**Side of pasta with Alfredo sauce** \$4.95

**Cinnamon Apples** \$2.25

**Baked Potato** \$2.25

**Cottage Cheese** \$2.25



## Kids Menu

**For kids 12 and under**

**Pasta with marinara or butter** \$3.9

**add meatball for a** \$1.00

**Chicken Parmigiana** \$5.99

**Ravioli** \$3.99

**Chicken Fingers & Fries** \$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.

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## Soups & Signature Salads

**French Onion Soup**  
Crock \$3.95 Cup \$2.95

**Soup Du Jour**  
Bowl \$3.95 Cup \$2.95

**Individual**

**Large**

**\$5.99**

**\$9.49**

### Greek

Fresh lettuce, tomatoes, cucumbers, peppers, onions, and feta cheese, tossed with our homemade house dressing.

### Country

Fresh lettuce, tomatoes and mozzarella cheese, served with your choice of dressing.

### Garden

Fresh lettuce, mushrooms, onions, and carrots, served with your choice of dressing.

### Caesar

Fresh our Parmesan lettuce tossed in a creamy Caesar dressing, topped with parmesan cheese and croutons.

Add pepperoni, turkey, ham, or salami for an additional \$1.00 each item for individual \$2.25 for Large

Add grilled chicken for an additional \$2.00 individual \$4.95 for Large

**Individual**  
**\$8.99**

**Large**  
**\$12.49**

### Picasso Antipasto

Cheese, tortellini, sausage, olives, mushrooms, feta, and grilled chicken, tossed with Italian dressing.

### Cobb Salad

Fresh lettuce, tomatoes, dried bacon, crunchy blue cheese, black olives and grilled chicken, served with your choice of dressing.

## Two-Handed Sandwiches & Burgers

Sandwiches and burgers are served with AI chips or French fries unless otherwise stated.

### Grilled Chicken Sandwich

**\$8.49**

Served on a bun with lettuce and tomato.

### Real Philly Steak

**\$8.49**

With sautéed onions, topped with American cheese, served on a torpedo roll.

Add green peppers & mushrooms \$1.00

### French Dip

**\$6.49**

Thinly sliced roasted beef with melted Swiss cheese, served on a grilled torpedo roll and au jus for dipping.

### Seafood Pita

**\$8.99**

Crabmeat salad, lettuce, tomato, and mozzarella cheese, served on a grilled pita.

### BLT

**\$6.49**

Crispy bacon on toasted white bread with lettuce, tomato, and mayonnaise.

Add cheese for \$.55

### Turkey, Roasted Beef /Ham Club

**\$8.49**

Crispy bacon on toasted white bread with lettuce, tomato, and mayonnaise.

Add cheese for \$.55

### Fried Haddock Sandwich

**\$8.49**

Served on a grilled bun with lettuce, tomato, and tartar sauce.

### Santa Fe Rollup

**\$8.49**

Grilled chicken breast, lettuce, tomato, and mozzarella cheese, served on a grilled pita with ranch dressing on the side.

### Buffalo Chicken Rollup

**\$8.49**

Breaded chicken tossed in medium wing sauce, served with lettuce, tomato, and mozzarella cheese, on a grilled pita with blue cheese dressing.

### Buffalo Chicken Sandwich

**\$8.99**

Grilled Chicken breast marinated in our buffalo sauce served on a torpedo roll spread with our homemade Blue cheese dressing and Chopped celery.

### All American Cheese Burger

**\$7.49**

Served on a bun with lettuce and tomato.

### Black & Blue Burger

**\$7.99**

Served on a bun with crunchy blue cheese, cajun spices, lettuce, tomato, and raw onions.

### Bacon Cheese Burger

**\$8.49**

Served on a bun with crispy bacon, American cheese, lettuce, and tomato.

### Mushroom Provolone Burger

**\$8.49**

Served on a bun with lettuce, tomato, provolone cheese, and sautéed mushrooms.

### A1 Pizza Burger

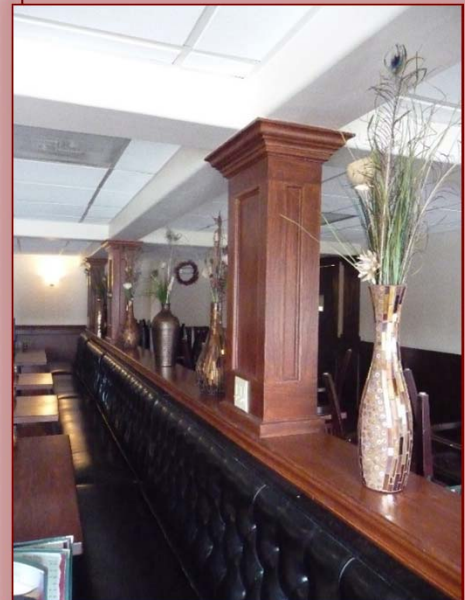
**\$8.49**

Toasted on a bun with our award winning Pizza Sauce and our special cheese blend.

### Rodeo Burger

**\$8.49**

Served on a bun with BBQ sauce, bacon, lettuce, tomato, and raw onions.



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

## Seafood & Chicken Specialties

**Scampi Combo** \$19.99  
Chicken breast, large shrimp, broccoli, mushrooms, and garlic sautéed in lemon butter wine sauce, served over pasta.

**Seafood Linguini Alfredo** \$19.99  
A combination of shrimp, scallops and crabmeat in a rich alfredo cream sauce with linguini noodles.

**Seafood Fra Diavolo** \$19.99  
Spicy marinara sautéed with shrimp, scallops, and black olives, served over pasta.

**Haddock** \$14.99  
Your choice of Fried or Broiled in lemon butter wine sauce; served with potato of your choice.

**Shrimp Scampi** \$19.99  
Large shrimp sautéed in garlic and lemon butter wine sauce, served over pasta.

**Scallops** \$19.99  
Your Choice of Fried or Broiled in lemon butter wine sauce; served with potato of your choice.

**Salmon Steak** \$17.99  
Filet of salmon char-grilled to perfection, served with mixed vegetable and potato of your choice.

**Chicken Marsala** \$15.99  
Chicken breast, mushrooms, sautéed in a Marsala wine sauce, served over pasta.

**Chicken Ala Greco** \$16.99  
Chicken breast, feta cheese, and fresh spinach baked with our tomato sauce, served with pasta.

**Chicken Parmigiana** \$16.99  
Breaded chicken breast topped with our tomato sauce and topped with mozzarella cheese, served with pasta.

**Chicken Vincente** \$15.99  
Chicken breast sautéed with white wine, olive oil, ham, bacon and rich alfredo cream sauce, served over pasta.

**Chicken Cacciatore** \$15.99  
Chicken breast sautéed with garlic, white wine, butter, green peppers, mushrooms, onions and our tomato sauce, served over pasta.

**Chicken Penne Vodka** \$15.99  
Penne pasta and chicken breast tossed in our homemade vodka cream sauce.

## Renowned Pasta Sauces

**Al Tomato Sauce** \$8.99  
Chef's design of enhanced herbs and seasonings, served over pasta. Add meatballs \$1.98

**Supreme Sauce** \$13.95  
Pepperoni, sausage, and mushrooms blended with our tomato sauce, served over pasta.

**Olive Oil & Garlic** \$8.99  
Fresh chopped garlic and olive oil tossed with pasta.

**Carbonara Cream Sauce** \$13.95  
A combination of fresh cream, romano cheese, onions, garlic, ham and bacon, served over pasta.

**Alfredo Cream Sauce** \$11.99  
A classic white cream sauce, served over pasta.

**Meat Sauce** \$18.95  
A blend of beef and sausage sautéed with our tomato sauce, served over pasta.

**Fra Diavolo Sauté** \$9.99  
A spicy marinara sauté with black olives, served over pasta.

## Casseroles & Combos

**Eggplant Parmigiana** \$12.99  
Baked with our tomato sauce and topped with mozzarella cheese, served with pasta.

**Stuffed Manicotti** \$12.99  
Pasta rolled with four cheeses and spices, baked with our tomato sauce and mozzarella cheese.

**Ravioli** \$12.99  
Pasta stuffed with four cheeses and spices, baked with our tomato sauce and mozzarella cheese.

**Baked Ziti** \$10.49  
Baked in the oven with our tomato sauce and mozzarella cheese.

**Meatball/Sausage Parm** \$13.49  
Your choice of meatball or sausage parmesan with green peppers and onions, baked with our tomato sauce and mozzarella cheese topping, served over pasta.

**Meat Lasagna** \$11.99  
Layers of lasagna noodles, four cheeses, a blend of meats, and our tomato sauce baked in the oven with mozzarella cheese topping.

**Taste of Italy** \$18.99  
A combination of our homemade meat lasagna, breaded chicken parmesan and alfredo pasta.

## Our Favorite Greek Entrees

**Spanakopita** \$15.99  
Homemade Greek pie mixed with spinach and feta cheese between phyllo dough, served with pasta tossed in olive oil & garlic sauce.

**Mousaka** \$14.99  
Sautéed eggplant and ground beef sautéed with seasonings and white wine topped with béchamel sauce, baked in the oven and served with pasta tossed in olive oil & garlic sauce.

**Chicken Souvlaki** \$8.49  
A grilled pita with sautéed onions and chicken, served with a side of tzatziki.

**Beef Gyro Rollup** \$8.49  
With lettuce, tomato, onion and a side of tzatziki.

**Taste of Greece** \$18.99  
A combination of Chicken Souvlaki, homemade Spanakopita and Mousaka.

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## **A1 Steak House Favorites**

**New York Strip Steak** \$17.99  
12oz aged Strip Steak  
**Sirloin** \$16.99  
10oz aged Sirloin Steak

**Grilled Rib Eye** \$17.99  
12-14oz Rib Eye Steak  
**Famous Barbecued Ribs**  
Half Rack \$12.99 Full Rack \$18.99

Entrées From the Grill are served with potato of your choice

## **Famous Pizzas & More**

Our dough and sauce are homemade daily

**Plain Pizza**- Topped with 100% fresh mozzarella cheese and red sauce.

10" Small \$6.99 16" Large \$11.99

**House Special**- Pepperoni, sausage, mushrooms, green peppers, onions, ham, black olive, meatballs, mozzarella cheese and red sauce.

Small \$10.95 Large \$19.49

**Veggie Special**- Fresh garlic, onions, spinach, feta cheese, tomatoes, green peppers, mushrooms, eggplant, mozzarella cheese and red sauce.

Small \$10.95 Large \$19.49

**Meat Lovers** - Pepperoni, ham, sausage, meatballs, bacon, mozzarella cheese and red sauce.

Small \$10.95 Large \$19.49

**White Pizza**- Fresh garlic, olive oil and mozzarella cheese, no red sauce.

Small \$7.99 Large \$12.99

**Greek Pizza**- Feta cheese, spinach, mozzarella cheese and red sauce.

Small \$8.99 Large \$15.49

**Hawaiian Pizza**- Ham, pineapple, mozzarella cheese and red sauce.

Small \$8.99 Large \$15.49

**Buffalo Chicken Pizza**- Breaded chicken tossed in medium wing sauce, crumbly blue cheese and mozzarella cheese, no red sauce.

Small \$10.99 Large \$18.49

**Chicken Bacon Ranch Pizza** - White pizza with Grilled Chicken, bacon & ranch dressing

Small \$10.99 Large \$18.49

**Philly Steak Supreme Pizza** - Philly cheese steak with onions, Green Peppers & Mushrooms, A1 cheese blend & our award winning pizza sauce. Small \$10.99 Large \$18.49

**Add toppings**

Whole Small \$1.25 Large \$1.95  
Half Small \$ .75 Large \$1.05

**Toppings:** Pepperoni, Sausage, Meatballs, Anchovies, Spinach, Tomatoes, Mushrooms, Pineapple, Green Peppers, Feta Cheese, Banana Peppers, Ham, Bacon, Salami, Onions, Eggplant, Broccoli, Garlic, Olives, "Crumbly Blue", "Breaded Chicken", "Grilled Chicken", "Crabmeat", (\*Counts as 2 toppings)

**Calzone**- stuffed with mozzarella cheese & ricotta cheese, with side of red sauce \$8.15  
additional items \$.95 each

**Stromboli**- pizza pocket stuffed with sauce and mozzarella cheese. \$8.15  
additional items \$.95 each



Try our new Thin  
and Crispy Style  
Pizza  
(same price as large)



"My husband, the steak... lover, had the sirloin strip steak with a baked potato. His meal came with a salad (with lots of shredded cheese) that was so big that I did not feel guilty having many bites of it." - Bennett, TripAdvisor



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## Subs

**12" Sub \$7.49 2 ft Touchdown Sub \$11.99**

Toasted or Cold

**Roast Beef, Turkey, Ham, Italian Style**

Includes: Cheese of your choice, lettuce, tomatoes, onions, and mayonnaise.  
Add Bacon for an additional \$1.00

**12" Sub \$7.99 2 ft Touchdown Sub \$14.99**

**Breaded or Marinated Chicken**

Includes: Cheese of your choice, lettuce, tomatoes, onions, and mayonnaise.  
Add Bacon for an additional \$1.00

**8" Hot Parm \$7.99 2 ft Touchdown \$14.99**

**Meatball, Breaded Chicken, Sausage or Eggplant**

Baked in the oven, topped with our tomato sauce and mozzarella cheese

## **2 For \$20**

### **Appetizer**

*(Pick One)*

Muzz. Stricks,  
Poppers.

Chicken Strips,  
Toasted Raviolis,  
Fried Zucchini

Buffalo Strips,  
Onion Rings

### **Entrée**

*(Pick One)*

#### **Linguine With Alfredo Sauce**

Our delicious Alfredo sauce, served over Linguine pasta.

#### **Haddock**

Fried Haddock in lemon butter wine sauce served with potato of your choice.

#### **Meat Lasagna**

Layers of lasagna noodles, four cheeses, a blend of meats, and our tomato sauce baked in the oven with mozzarella cheese topping.

#### **Half Rack of our A1 Famous Barbecued Ribs**

#### **Bacon Cheese Burger**

Served on a bun with crispy bacon, American cheese, lettuce, and tomato.

Add Dessert only \$4.00 each

Choice

A1 Cheesecake

or

Glenmon Apple Cheesecake



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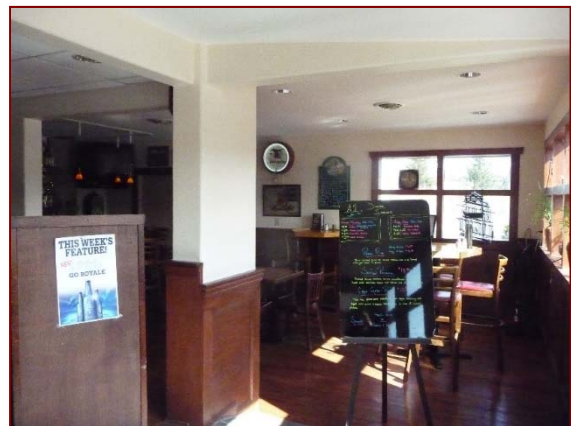
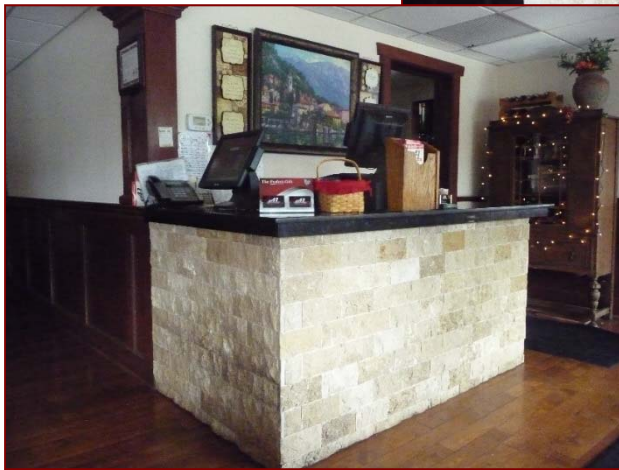
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## ENTRY



### Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

Fax 607-218-8721

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

### Karina Draghi

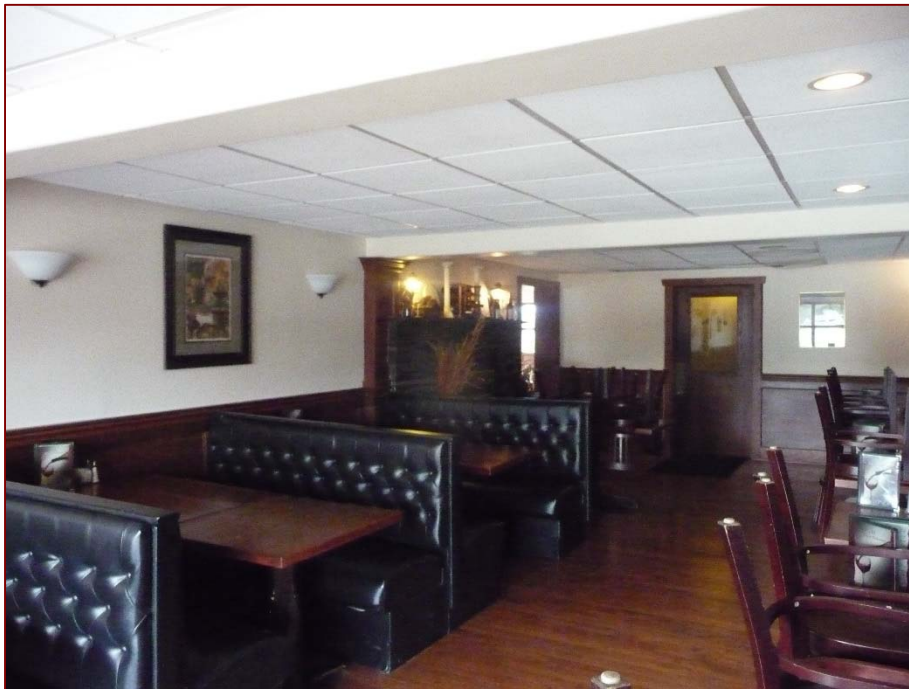
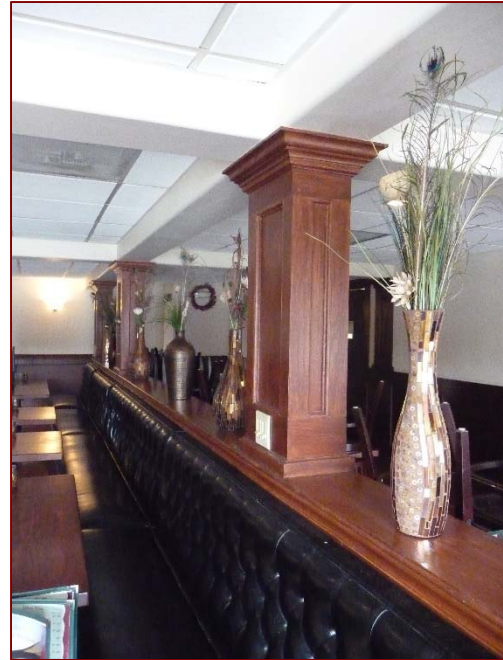
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**Total Seating  
Capacity 200**



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## MAIN DINING AREA

Seats 75



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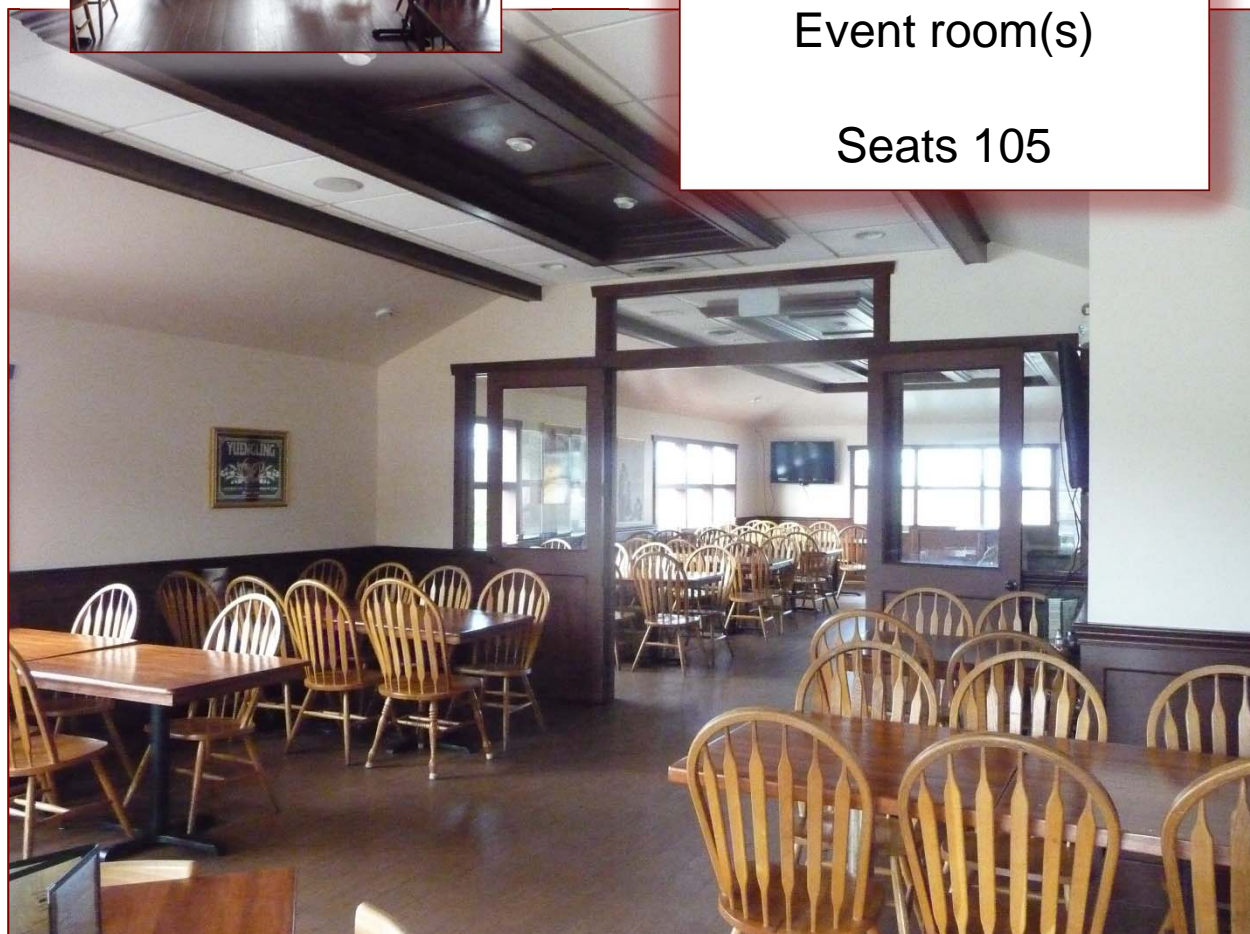




## Banquet/Dining Rooms

3 Dining areas  
2 located in this  
addition area of the  
restaurant  
are used as Banquet /  
Party / Meeting and  
Event room(s)

Seats 105



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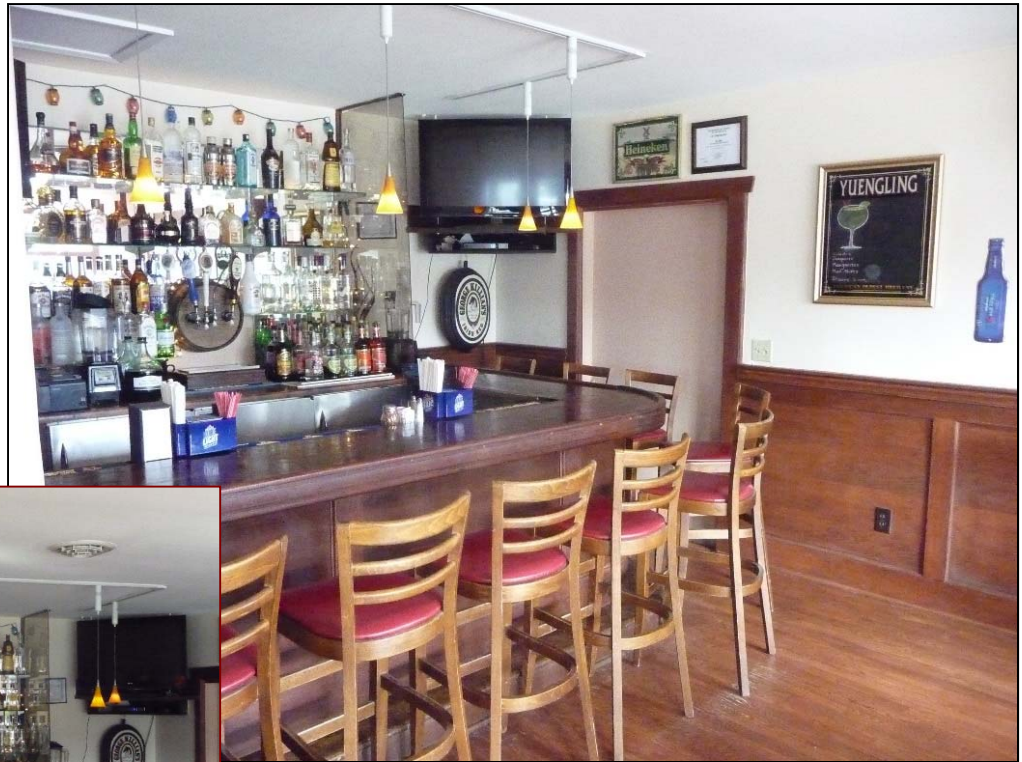
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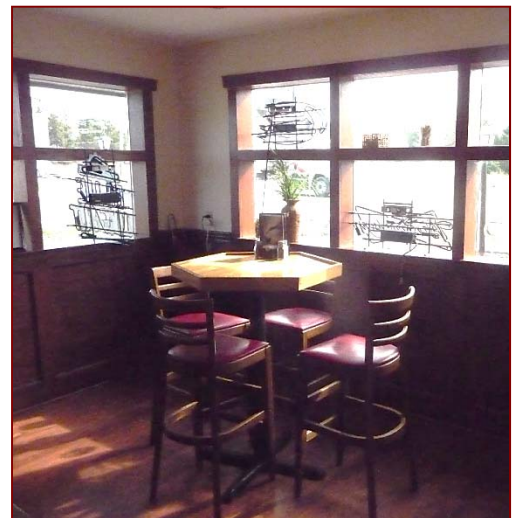
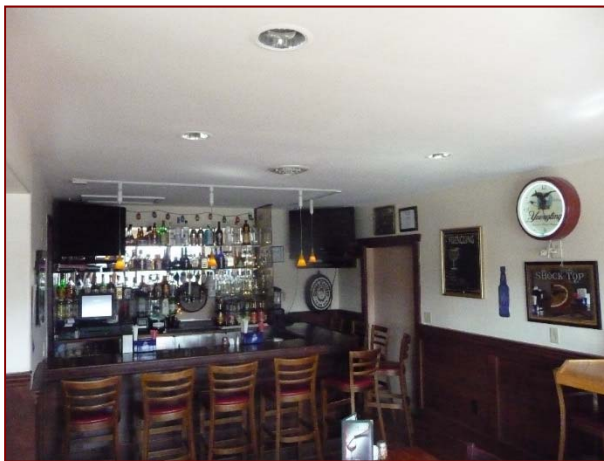
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## BAR AREA



**Seats 20**  
**Full liquor bar**



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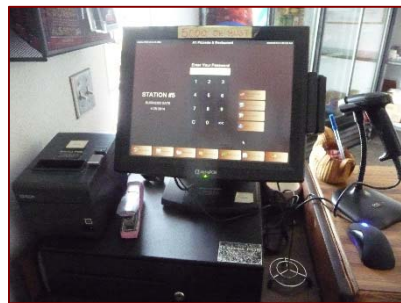
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## Carry Out Pick-up Entrance



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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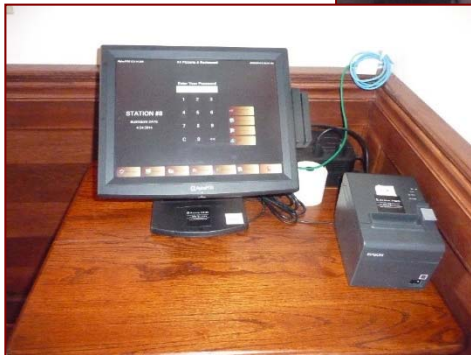
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# New in 2013 POS System with 7 stations



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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  
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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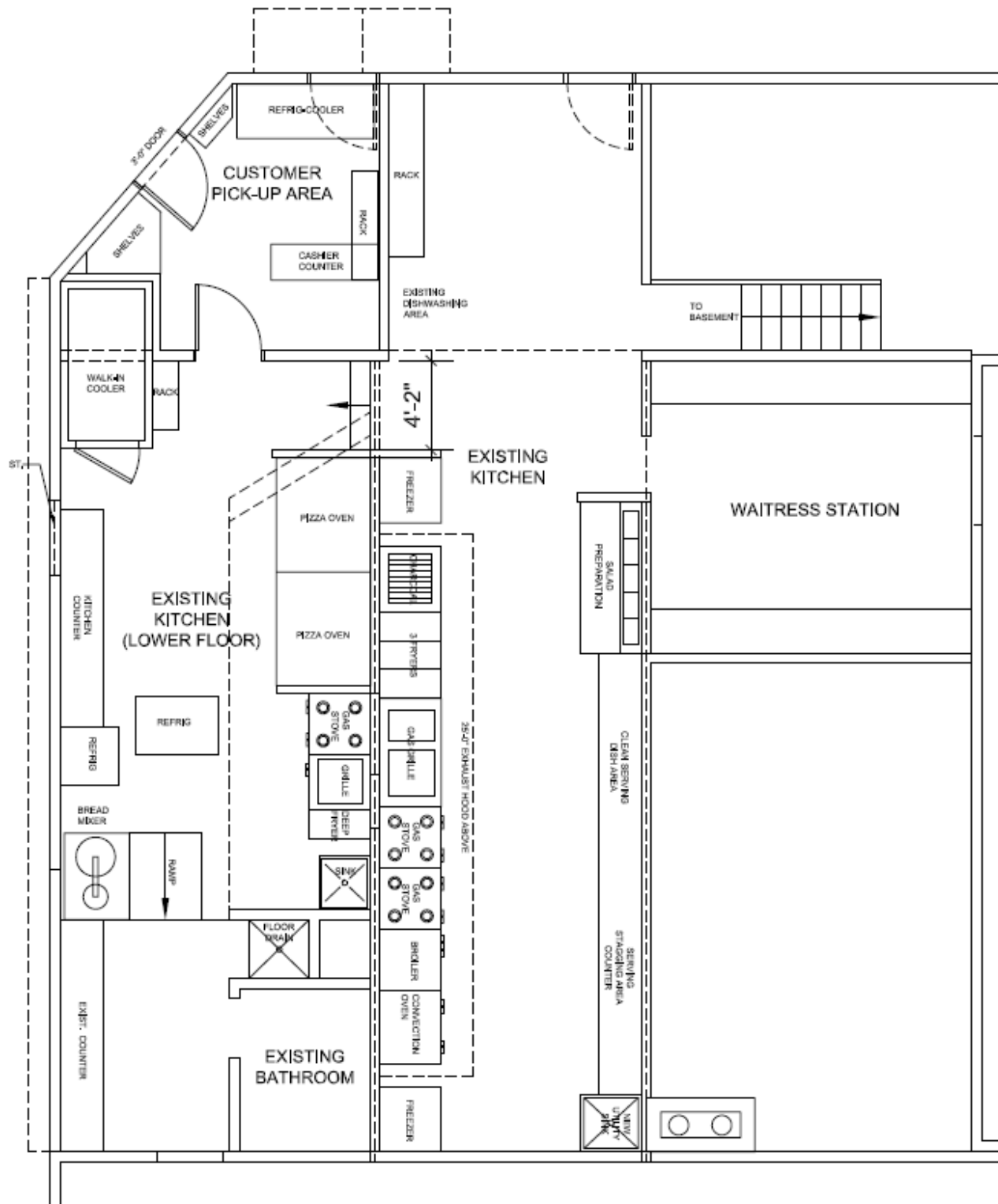
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## NEW and Upgraded Appliances: Include the following:



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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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



Multiple  
Leader Refrigeration  
and  
Freezer units



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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

	<b>5 miles</b>	<b>10 min drive time</b>	<b>10 miles</b>
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

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**FREE** Cortland & Ithaca

- Local Calendar of Events
- Cortland Area Chamber
- Online What's HOT Contests

- Green Eggs & Ham Recipe  
by Chris Xaver
- Dana Decker - Real Estate

**July  
2013**

WHAT'S

**HOT**

DINING, ART & ENTERTAINMENT



P18

**John Lyon Paul**

Art and the Meditative Touch

P22

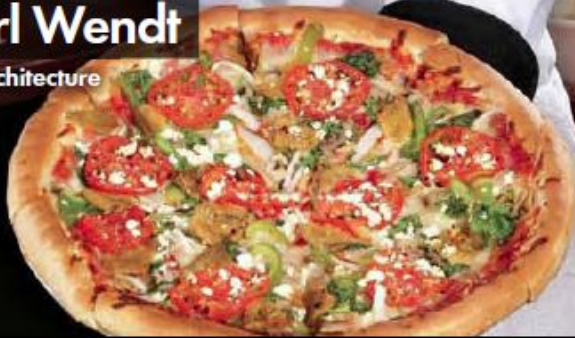
**Cortland's Arts & Wine Festival**

Fifty Artists, All-Day Music, Food and Wine!

P26

**Architect Karl Wendt**

50 years of Amazing Architecture



**A1 Restaurant**

A Dryden mainstay for over twenty years, A1 Pizzeria and Restaurant invites you to breakfast, lunch, and dinner seven days a week.

P16



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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:**  
A1 Dryden

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

[www.a1pizzarestaurant.com](http://www.a1pizzarestaurant.com)



**EAT**

## A1 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.



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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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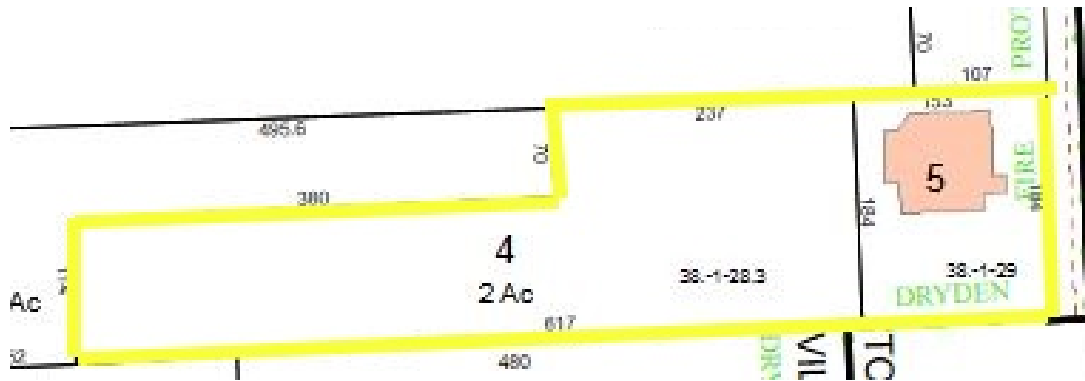
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## Real Estate Included in Sale



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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# A1 Pizzeria and Restaurant

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

Lot Size	Approximately 2.65 Acres on 2 parcels
Road Frontage	184' on North Road (State Route 13) 153' on unnamed new road on north side of property
Traffic Count	Route 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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