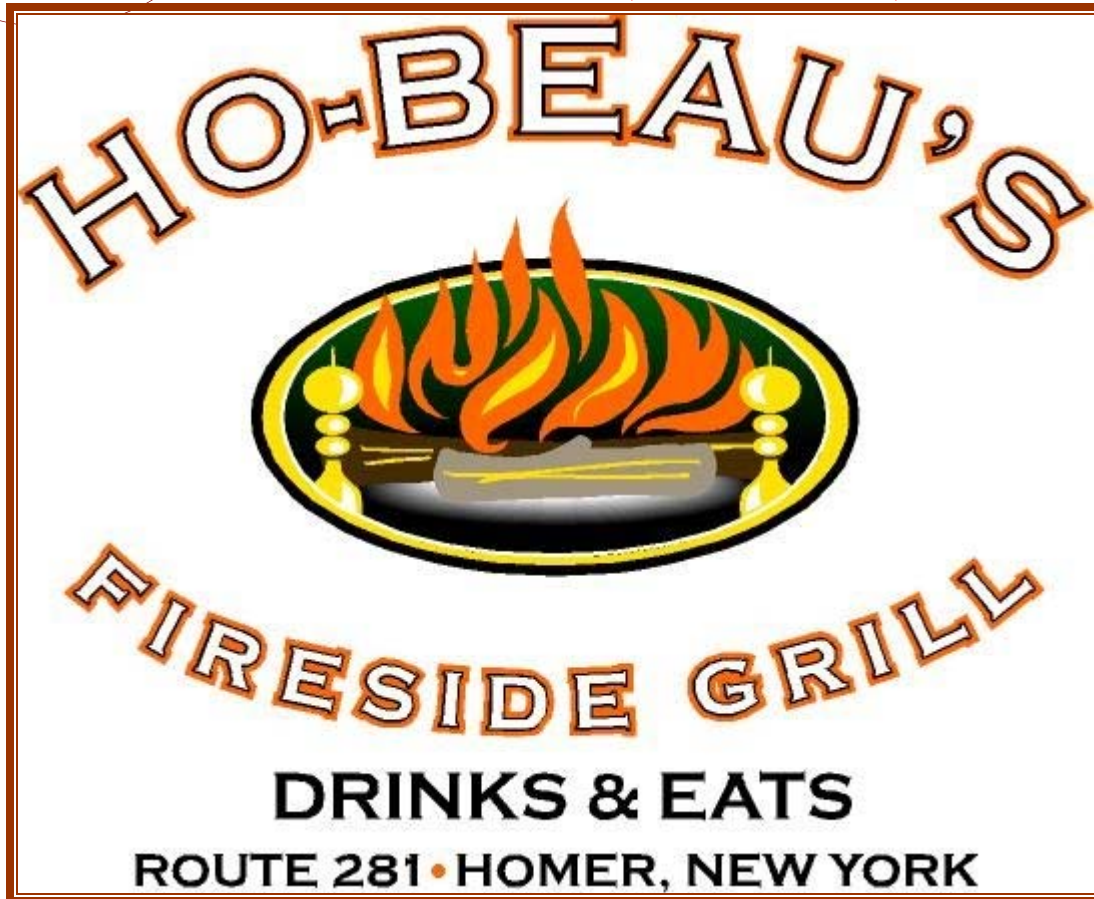


Great Dane Properties



Great Dane Properties is pleased to present:

**PRICE REDUCED ~~\$\$\$395,000.00~~-\$379,900.00**



## **Business and Real Estate For Sale**

For more information or to see this property contact:

### **Commercial Real Estate Sales, Leasing & Management**

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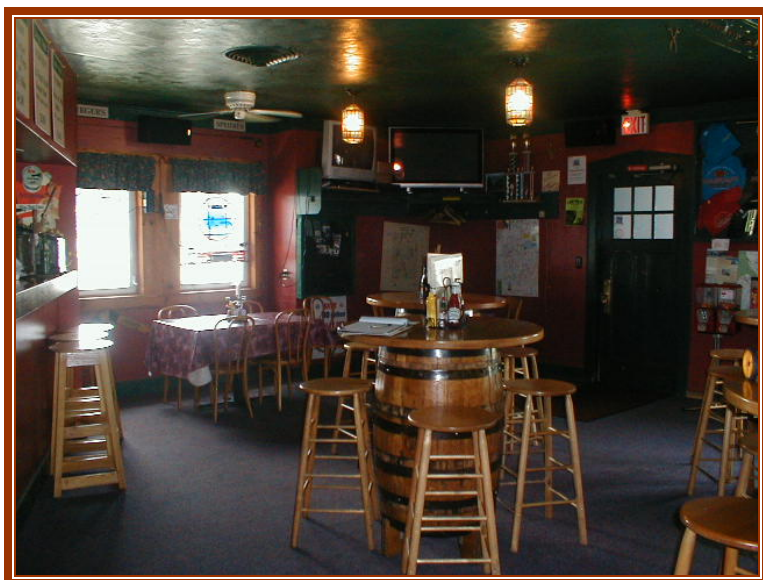
**Joe Draghi**  
PO Box 212  
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607/838-3263  
Fax: 607/330-8300  
jdraghi@greatdaneproperties.com  
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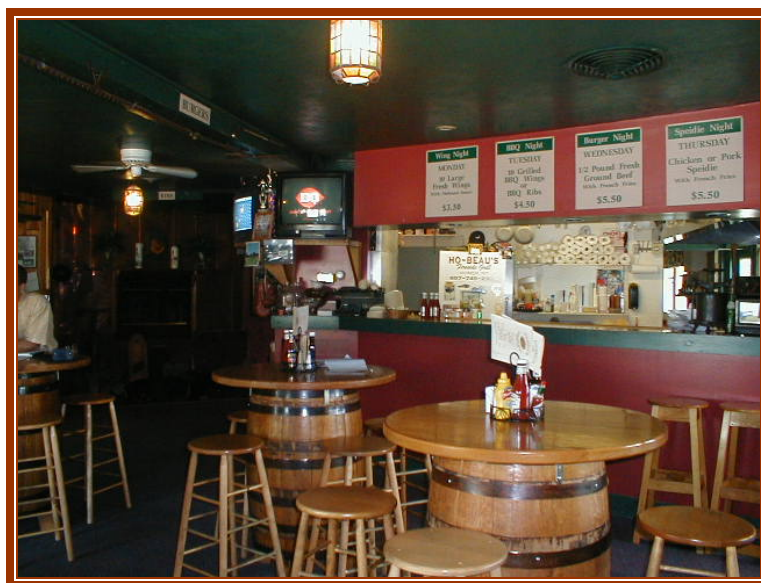
## Ho-Beau's Fireside Grill Information

Occupancy: 121 seats



Main kitchen and grill area is open to the bar allowing patrons to view food preparation.

Ho-Beau's Fireside Grill and menu is renowned for its fresh cut potato and sweet potato fries in addition to many other favorites.



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The menu features traditional pub style food and additional offerings that caters to a wide clientele. Favorites include Chicken Wings with special Ho-Beau's sauce, burgers, Chicken and Pork Spiedie's, NY Strip sandwiches, BBQ Spare ribs, Caesar Salads (plain, chicken or prime rib) and much more.



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<b>Fried Clams</b>	\$5.95
Served with cocktail sauce	
<b>Fried Calamari</b>	\$5.95
Served with marinara sauce	
<b>Mozzarella Sticks</b>	\$5.95
Served with marinara sauce	
<b>Chicken Fingers</b>	\$5.95
Choice of Sauce	
<b>Fried Shrimp</b>	\$5.95
Served with cocktail sauce	
<b>Fingers &amp; Fries</b>	\$8.50
Choice of sauce	
<b>Fingers &amp; Sweet Potato Fries</b>	\$8.95
Choice of sauce	
<b>Fingers &amp; Onion Rings</b>	\$8.95
Choice of sauce	
<b>Fresh cut French Fries with cheese</b>	Side \$2.00 Basket \$5.50
<b>Fresh Cut French Fries</b>	Side \$1.25 Basket \$4.25
<b>Sweet Potato Fries</b>	Side \$2.95 Basket \$6.95
<b>Onion Rings</b>	Side \$2.95 Basket \$6.95
Garlic Salt, Seasoned Salt, Cajun Seasoning add .25	

### Chicken Wings - Regular or BBQ

Served with celery & Blue cheese  
extra Blue Cheese add .50

<b>With Hobeau Sauce</b>	<b>Grilled w/ Hobeau's BBQ Sauce</b>
10 \$5.25	10 \$5.75
20 \$9.75	20 \$10.25
30 \$14.25	30 \$14.75

### Specials

<b>Monday- Wing Night</b>	<b>Wednesday- Burger Night</b>
10 large fresh wings	1/2 Pound fresh ground
with Hobeau's sauce	Sirloin with French fries
\$3.50	\$5.50
<b>Tuesday- BBQ Night</b>	<b>Thursday - Spiedie Night</b>
10 grilled BBQ wings	Chicken or Pork Spiedie
or grilled BBQ ribs	with French fries
\$4.50	\$5.50

### Sandwiches

<b>Hobeau Burger</b>	\$5.50
1/2 Pound of fresh sirloin cooked to order	
<b>Grilled Chicken Sandwich</b>	\$5.75
Served with lettuce, tomato and mayo	
<b>BBQ Chicken Breast</b>	\$6.25
Chicken breast smothered in BBQ sauce topped with cheddar	
<b>Chicken or Pork Spiedie</b>	\$5.95
Chicken or pork marinated in a Spiedie sauce served on a hoagie roll	
<b>Hot Dog - Choice of fixings</b>	\$2.95
<b>Coney Dog - Choice of fixings</b>	\$2.95
<b>Fish Sandwich</b>	\$6.50
Fresh and lightly breaded	
<b>Basket of Fish</b>	\$10.25
<b>Buffalo Fingers Sandwich</b>	\$5.95
Fried chicken tenders with Hobeau's sauce & Bleu cheese on a hoagie roll	
<b>Prime Rib Sandwich</b>	\$7.95
Tender select prime rib	
<b>Grilled Bologna Sandwich</b>	\$4.95
Served with cheese & onion	
<b>NY Strip Sandwich 6-8oz</b>	\$7.95
Cooked to order, sliced and served on a hoagie roll	
<b>Sausage Sandwich with peppers and onions</b>	\$5.95
Served on a hoagie roll	

All Sandwiches are served with pickle & chips  
Swiss, Cheddar, American Cheese....Add .75c

<b>BBQ Spare Ribs</b>	\$6.50
Tender, juicy, tasty, with Hobeau's BBQ sauce	

### Salads

<b>Caesar Salad</b>	\$4.25
<b>Chicken Caesar Salad</b>	\$7.25
<b>Prime Rib Caesar Salad</b>	\$9.25

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**Wines By The Glass**  
From  
**CORBETT CANYON**  
VINEYARDS  
*Cabernet Sauvignon • Merlot  
White Zinfandel • Chardonnay*

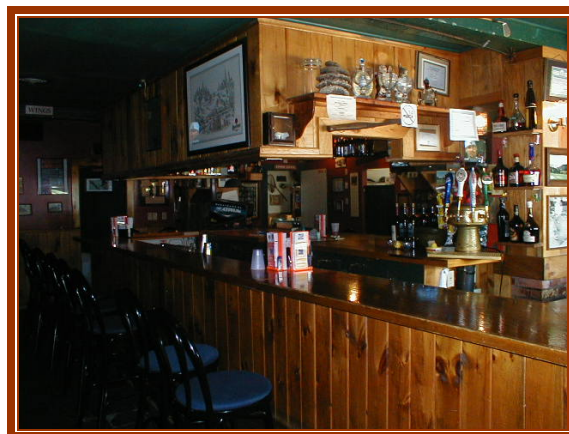
**WALNUT CREST**  
*Shiraz*

**Soft Drinks**  
*Cola • 7Up • Root Beer • Diet Cola  
Club Soda • Tonic • Ice Tea • Ginger Ale  
Orange Juice • Cranberry Juice  
Grapefruit Juice • Pineapple Juice  
Lemonade*

**Draft Beer**  
*Coors Light • Killian's • Labatt's  
Specialty-Ask your server*

**Bottles**  
*Bud • Bud Light • Amstel Light • Genny  
Genny Light • Genny Cream • Miller Lite • Guinness  
Molson Canadian • Michelob Light  
Corona • Labatt's • Labatt's Light • Coor's Light  
Pabst • Sierra Nevada • Heineken • Michelob Ultra  
Old Milwaukee Light • Labatts Nordic*

CS300-01



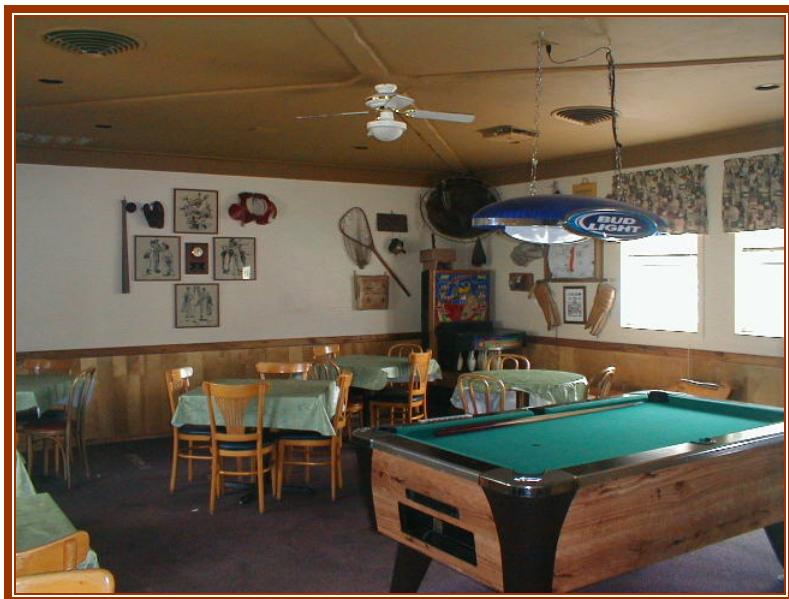
Four sided wooden bar serving draft and bottled beers, wines and mixed drinks.

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Separate dining area  
offers additional seating as  
well as room for  
private parties and  
gatherings.



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## Restaurant Equipment List

### Downstairs Kitchen/Prep area

- Walk in Cooler
- Manitowoc Series 400 Ice Maker
- Commercial Frigidaire
- Chest Freezer
- Gibson Food Freezer (2)
- 6 burner ~ double Oven with flat top
- 6' hood

### Upstairs Kitchen

- 32" Artic Air Commercial Refrigerator
- 27" Manitowoc cooler
- Beverage Air 5' Sandwich Unit
- Superior 2 door 48" tabletop freezer
- Bunn ~ 2 burner coffee maker
- Two (2) ~ Pitco 30-40 lbs. fryers
- French fry slicer
- 36" Star Charbroiler
- 10' stainless steel hood with makeup air and Ansul system

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## Site information

Location: 10 South West Street (NYS Route 281), Homer, NY 13077

Traffic Access: Easy access off Route 281  
Two wide curb cuts

Visibility: Prime Location with High Visibility  
¼ mile from Exit 12 off Interstate 81  
12,652 cars per day (NYS DOT 2002) NYS Route 281  
23,700 cars per day (NYS DOT 2002) Interstate 81

Acreage: .475 Acres  
Lot Size = 118' x 177'

Tax Parcel #: 66.80-01-24

Road Frontage: 177.75'

Parking: 45 car parking lot

Real Estate  
Assessment: \$145,000.00

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## Building specifications

Gross Floor Area: 3,780 sq ft Total  
2,180 sq ft dining, bar and kitchen, & private dining area  
1,600 sq ft Basement with kitchen/prep area, walk-in cooler, liquor vault and storage room

Construction: Block foundation and concrete floor  
Wood frame construction, Vinyl siding and Asphalt roof

Condition: Well Maintained

Sewer and Water: Municipal

Utilities: 400 amp service w/ sub panels

Gas fired Forced Hot Air heating & New AC Unit and duct work in 2002.

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## Location

Plenty of traffic and easy access is an asset to this properties location.

Just a ¼ mile from Interstate 81 and within site of two major convenience store / gas stations; commuters exiting to refuel are able to enjoy a great meal and discover the warm atmosphere that attracts the 'regular' local clientele and keeps them coming back.



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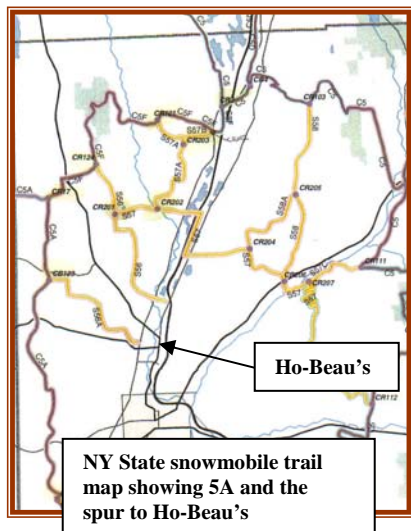
## Clientelle

Ho-Beau's attracts a wide range of customers blue collar and professionals alike and has become a melting pot for the hard working manual laborers who work construction, the 9 to 5 clerical and office worker, local school teachers, truck drivers, doctors and lawyers. The vision of the founder, Laurence Beaudry, was a place in which everyone could enjoy a great meal in a pleasant atmosphere.

No matter what time of year one can find sports teams of all ages from little league on up, stopping at Ho-Beau's for dinner and drinks after the big game. A good time is had by all and all ages are welcome.

Families and friends select Ho-Beau's for gatherings to celebrate Birthdays, Anniversaries and other memorable and special events. Class Reunions, Christmas Parties, Family Reunions, Corporate gatherings; the list goes on and on.

As an added bonus in the summer the great atmosphere and food draw motorcycle enthusiasts from all over the state. Ho-Beau's convenient location make it an ideal start and stop point for the many organized rides that take place every weekend within the motorcycle community. Dozens to hundreds of bikes join in on these rides and generate additional income.



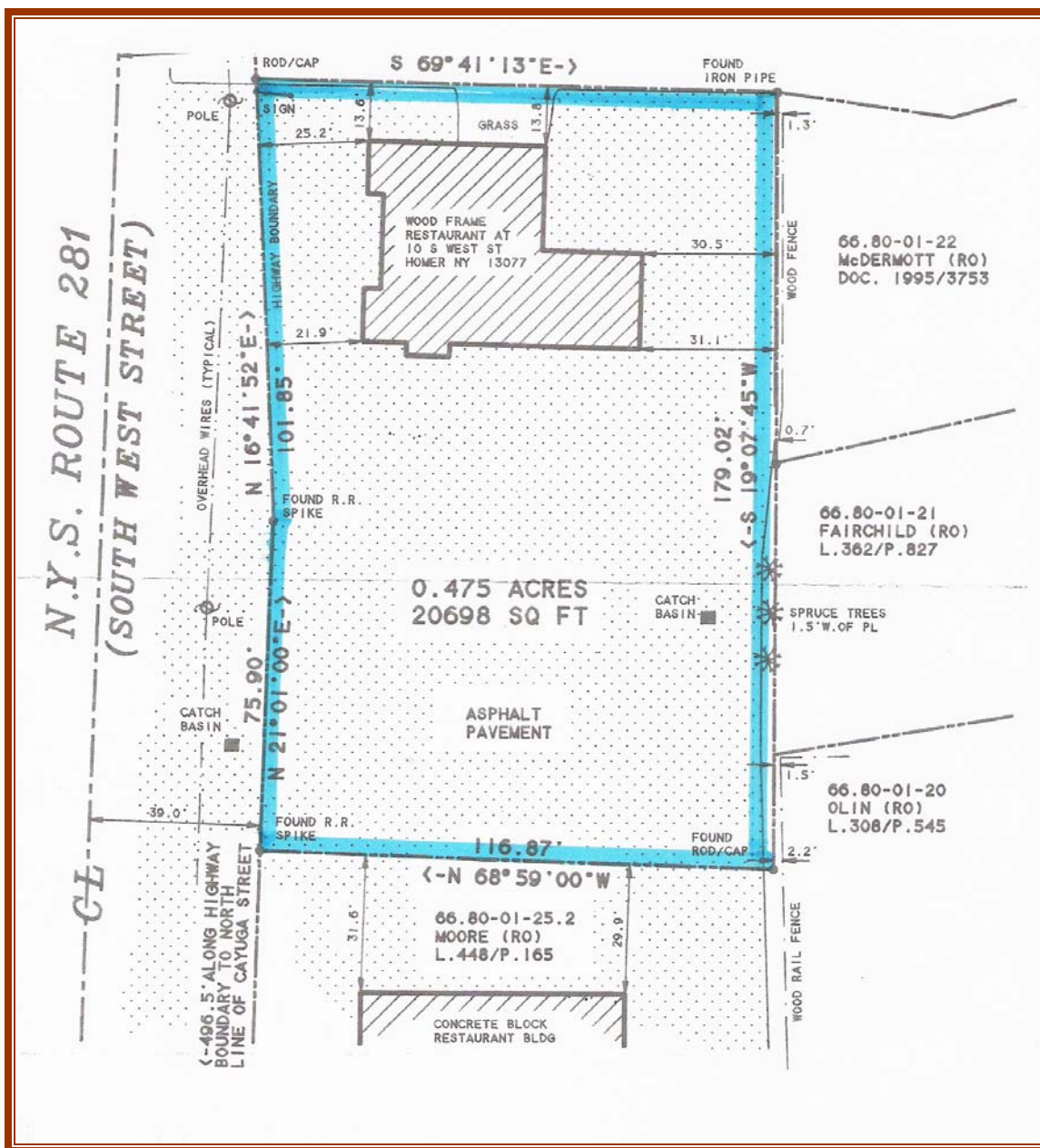
Cortland County has four snowmobile clubs that will receive over \$126,000.00 (2006) of grant money for the maintenance and improvement of its trail system. Route 5A managed by the local clubs, brings snowmobiles to the front door of Ho-Beau's as soon as the snow starts flying, and they sled in all winter long for a bite to eat and a drink to take off the chill before they head back out. Another added bonus to Ho-Beau's already strategic position.

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## Endless Possibilities

The possibilities here are endless and the following are just a few options for the creative and inspired to consider in pursuit of generating more income and growing an already successful business!!

- ✚ Current hours of operation are limited to 280 days per year and only 8 hours per day. An increase of business hours and days open per year will generate additional income.
- ✚ The current advertising budget is very minimal – increased advertising targeting a wider market will generate additional clientele and income.
- ✚ A concentrated focus on advertising to the College market which has an average enrollment over 7,300 students per year, offers additional potential for growth.
- ✚ Off premise catering – take the Ho-Beau's experience to the party wherever it may be!!
- ✚ Outdoor seating and dining – to enhance the experience in addition to creating additional income by increased seating capacity.

Asking Price for Business and Real Estate

~~\$475,000.00~~

**PRICE REDUCED \$395,000.00**

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