



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Turnkey Restaurant For Sale

(Formerly Pontillo's Pizzeria)

209 Peru Road
Groton, NY 13073

~~Asking \$269,000.00~~ – Now \$249,000.00



**Price
Reduced
Make an
Offer!**



Great Dane Properties is pleased to present this turnkey restaurant for sale, everything in place to start your own restaurant!

Joe Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

Karina Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

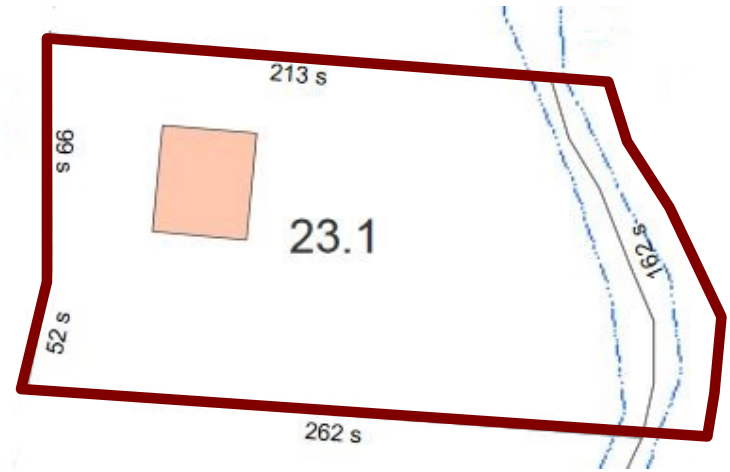
607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

Highlights:

- 1,320 SF
- Situated on 0.77 Acres
- Built in 1990
- Community/Public Sewer & Water
- Inexpensive Electric – Rural Electric Cooperative
- 3,331 AADT – Highest Traffic Count in all of Groton
- Nice Paved Parking Lot



Tax Map # 10.-4-23.1



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Everything in place to start your own restaurant:

(Included in the Sale)

- Atlas buffet well drop-in, 3 pan
- 2 - Blodgett double stacked gas pizza ovens
- 2 – Pitco gas fryers 42lb.
- Pitco gas fryer 65lb.
- Garland 6 burner range with 24” Griddle, 2 inop ovens
- Arctic Air two door sandwich unit w/ two SS over shelves
- Arctic Air two door under counter freezer with two SS over shelves
- Panasonic commercial microwave
- Adcraft buffet warmer
- Emerson microwave 900 W
- FAST 12 channel timer
- Taylor portion scale
- Hobart mixer with spiral hook
- Fairbanks scale 150 pound capacity model
- True freezer – 1 door upright
- Hoshizaki ice maker with attached bin
- Frigidair washer/dryer combo
- Frigidair upright freezer
- Globe slicer
- Continental two door refrigerator
- Kenmore chest freezer 40”
- Fiberglass utility sink
- And much more...



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Dining Area includes:

- Two double booths
- Three single booths
- Four 30 X 24 tables
- Two 30 X 30 tables
- Ten black padded chairs
- Two booster chairs
- Two pizza stands
- Music jukebox
- 8 channel CCTV DVR system with cameras installed
- And much more...



The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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