

## BREWS AND BRATS RESTAURANT & EVENT VENUE

### PROPERTY HIGHLIGHTS

- Fully equipped, furnished and fixtured restaurant in 3,290 SF main building seats 100 plus contains a stage for live music.
- Handcrafted woodwork throughout.
- 11 tap beer system.
- New heating and A/C.
- Kitchen consists of new equipment plus large combo walk-in cooler and freezer.
- Expansive, scenic grounds on 1.43 acres offers substantial additional seating, 2 outdoor stages for live music, lots of parking and opportunity to expand.
- Currently operating on a seasonal basis but opportunity there for new owner to successfully operate year round.

### LOCATION HIGHLIGHTS

- Located just outside the Village of Trumansburg in the Finger Lakes Region.

For more information, contact:

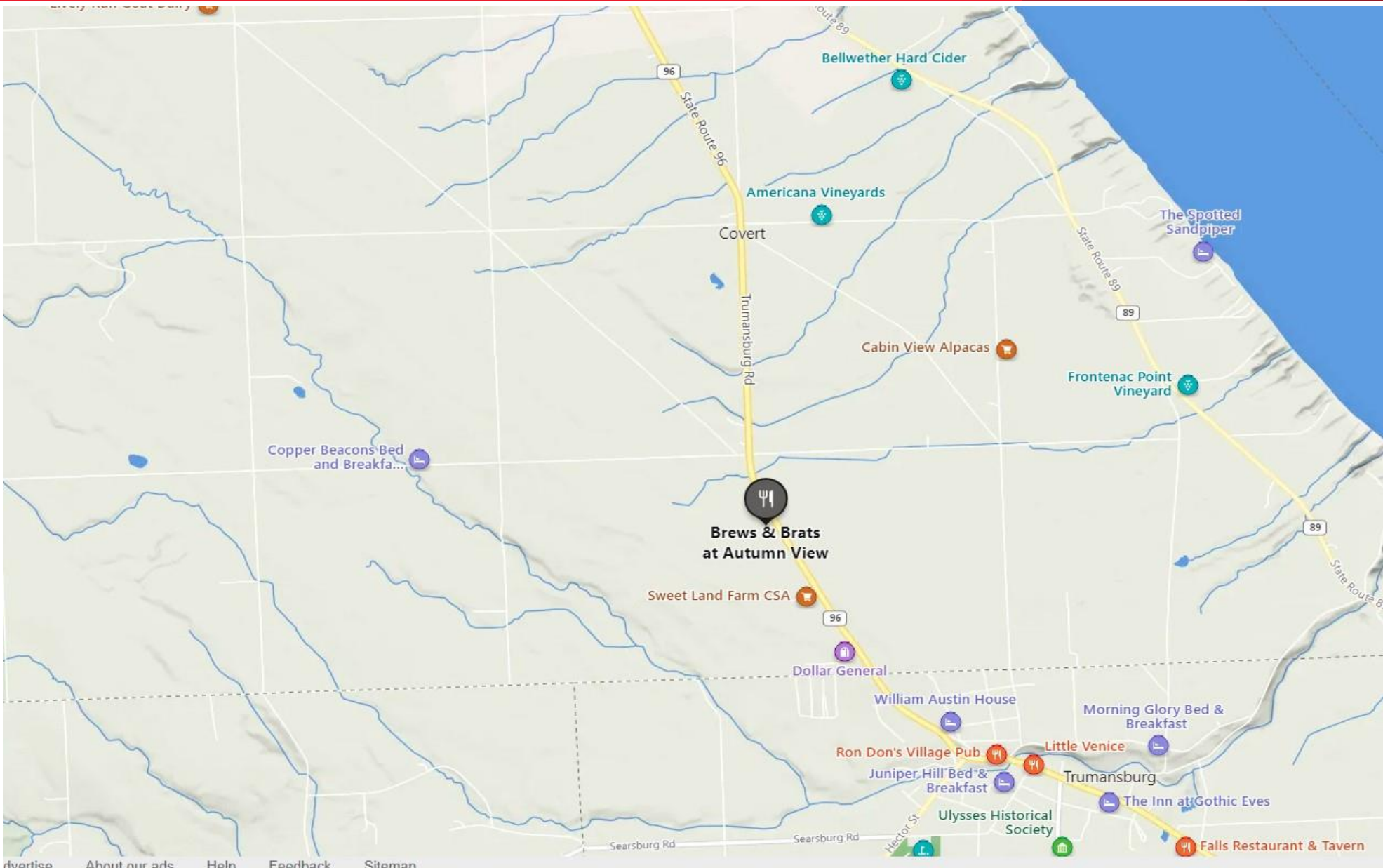
**David Huckle**  
Associate Real Estate Broker  
607 227 7558  
[dhuckle@pyramidbrokerage.com](mailto:dhuckle@pyramidbrokerage.com)

414 East Upland Road, Suite C  
Ithaca, New York 14850  
phone: +1 607 277-2327

[pyramidbrokerage.com](http://pyramidbrokerage.com)



FOR SALE  
9632 Route 96  
Trumansburg, NY





FOR SALE  
 9632 Route 96  
 Trumansburg, NY

*Fine Wines. Family Farms.  
 Taste the Tradition.*

**CAYUGA LAKE WINERIES**

- |  |   |
|--|---|
| <b>A</b> Montezuma Winery<br><a href="http://www.MontezumaWinery.com">www.MontezumaWinery.com</a>        | <b>H</b> Cayuga Ridge Estate Winery<br><a href="http://www.CayugaRidgeWinery.com">www.CayugaRidgeWinery.com</a> |
| <b>B</b> Swedish Hill Winery<br><a href="http://www.SwedishHill.com">www.SwedishHill.com</a>             | <b>I</b> Thirsty Owl Wine Co.<br><a href="http://www.ThirstyOwl.com">www.ThirstyOwl.com</a>                     |
| <b>C</b> Varick Winery & Vineyard<br><a href="http://www.VarickWinery.com">www.VarickWinery.com</a>      | <b>J</b> Hosmer Winery<br><a href="http://www.HosmerWinery.com">www.HosmerWinery.com</a>                        |
| <b>D</b> Knapp Winery<br><a href="http://www.KnappWine.com">www.KnappWine.com</a>                        | <b>K</b> Lucas Vineyards<br><a href="http://www.LucasVineyards.com">www.LucasVineyards.com</a>                  |
| <b>E</b> Goose Watch Winery<br><a href="http://www.GooseWatch.com">www.GooseWatch.com</a>                | <b>L</b> Americana Vineyards<br><a href="http://www.AmericanaVineyards.com">www.AmericanaVineyards.com</a>      |
| <b>F</b> Buttonwood Grove Winery<br><a href="http://www.ButtonwoodGrove.com">www.ButtonwoodGrove.com</a> | <b>M</b> Six Mile Creek Vineyard<br><a href="http://www.SixMileCreek.com">www.SixMileCreek.com</a>              |
| <b>G</b> Toro Run Winery<br><a href="http://www.ToroRunWinery.com">www.ToroRunWinery.com</a>             | <b>N</b> Long Point Winery<br><a href="http://www.LongPointWinery.com">www.LongPointWinery.com</a>              |

The Cayuga Lake Wine Trail's 14 wineries provide a safe, clean, and socially distant environment resulting in good conversation, loud laughs, and unforgettable experiences.



Brews & Brats

FINGER LAKES, NY  
 CAYUGAWINETRAIL.COM  
 800.684.5217



FOR SALE  
9632 Route 96  
Trumansburg, NY





FOR SALE  
9632 Route 96  
Trumansburg, NY





FOR SALE  
9632 Route 96  
Trumansburg, NY

