



MLS#: **R1575763** **Commercial/Industrial** **A-Active**
8189 N New York 89 Rd S VR Pricing: **No** List Price: **\$1,700,000**
 County: **Seneca** Zip: **14847**
 Town/City: **Covert** Pstl City: **Interlaken** Cross St: **Interlaken Beach Road**
 Area#: **Covert-452089**

Subdivision: **South Seneca** Acres: **29.50**
 TxMap#: **06-1-45.1** Lot Front: **782**
 Addl TxMap#: Lot Depth: **1,581**
 City Nghbrhd: Lot Shape: **Irregular**
 School Dist: Lot #: **06-1-45.1**
 Type of Sale: **Normal** Lot SqFt: **5,106**
 High School: Trans Type: **Sell**
 Middle School: Year Built: **2016**
 Elem School: Yr Bld Desc: **Existing**
 State: **NY - New York** # Attach: **1** # Photo: **50**

Listing Office Information

Offc Name: **Warren Real Estate of Ithaca Inc. (IB41M)** Offc Lic#: **109910717**
 Offc Addr: **830 Hanshaw Rd** Offc Phone: **607-257-0666**
Ithaca, NY 14850 Offc Fax: **866-309-3188**
 LA Name/ID: **Kathleen (Kate) Seaman (IBkseaman)** LA Cell #: **607-280-3339**
 LA Email: **kmseaman@warrenhomes.com** LA Acpts Txt: **30SE0908346 (NY)**
 LA Dir Phone/Fax: **607-280-3339** LA License #: **239-887-5953**
 LA 2 Name/ID: **John Burruss (IBjburruss)** LA2 Cell: **239-887-5953**
 LA 2 Email: **jburruss@warrenhomes.com** LA2 Acpts Txt: **10401316265**
 LA2 Dir Ph/Fax: **239-887-5953** LA2 NY Lic#: **10401316265**
 Owner Name: **Interlaken Beach Hospitality**
 Owner 2: **Bruce Radloff**
 Owner Addr:

Seller Attorney: Exclusions:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No** Seller Atty Email:
 Service Type: List Date: **11/15/2024**
 Negotiation w/: **Listing Broker Only** Expire Date: **11/01/2025**
 Show Appt/Desc: **239-887-5953; Other - See Remarks, List Agent - Text for Appt** DOM: **110**
 Private Rmrks: **Contact John Burruss for showings - 239-887-5953 PLEASE ALLOW 24 HOURS NOTICE FOR A SHOWING. PROOF OF FUNDS IS NEEDED BEFORE A SHOWING CAN BE SET UP. Buyer to verify taxes.**

Branded VT: **Click Here**
 Unbranded VT: **Click Here**
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Ithaca**
 Attribution Contact: **607-280-3339**

General Information

Category: Commercial	Tot Units:	Office SqFt:
Sale Incl: Equipment, Land, Building and Business	# Stories: 1.0	Manuf SqFt:
Type Bldg: Bar / Tavern, Residential, Retail, Warehouse	# Bldgs: 2	Res SqFt: 1,104
Bus Name:	Franchise: No	Retail SqFt: 1,620
Bus Type:	Avail Prkg: 24	Leased SqFt:
Elec Svc: 120/240V, 3 Phase	Mx Ceil Hgt:	Wrhse SqFt: 3,486
Prop Use: Conforming	Mx OH Dr:	Vacant SqFt:
Location: Agricultural District	On Wtrfrt: No	
Floor: Concrete	Name:	
	Island/Name: No	
Parking: 24/Dirt / Stone	Basement: None	
Zoning: -	Loading: Dock	
Water Related Features:	Water Frontage Access:	

Public Remarks: **Shepherdess Cellars is located at the heart of the Cayuga Wine Trail on Route 89 on the West side of Cayuga Lake. The Cellar was launched in 2014 with the intention of making great wine, representative of the Finger Lakes area. They source fruit from local growers who share the passion of producing an exquisite wine. From the beginning, their goal has been to make wines that would pair with both food and wines that would be fun on their own. What they have accomplished is the creation of well balanced, thoughtful wine. Set on almost 30 acres with gorgeous lake views. There is a beautiful tasting room with a locally handmade custom bar, merchandise area, tables and chairs both inside and out. Three restrooms, an office and production facility. Full list of equipment. financials provided to serious buyers with a signed NDA. Fantastic opportunity!**

Directions: **17 Miles North of Ithaca on Route 89, Shepherdess Cellars is on your right, just before Interlaken Beach Road.**

Utilities Information

HVAC Type: AC-Central, Forced Air	Sewer/Water: Public Water Connected, Septic System
HVAC Fuel: Electric, Propane	Boiler Type:
Electric:	Insulation:
Energy Eqpt: Propane Tank-Owned	Septic Location:
Type of Well: None	Well Location: NA
Grn Bld Vr Type:	
Grn Indoor Air Q:	
Grn Water Cnsrv:	

Additional Information

Living Qrters: **Yes/Detached**
 Available Docs: **Equipment List, Liquor License, Site Plan**

Bldg Misc: **Furniture/Equipment, Phone/Intercom,
Restroom - Public, Restroom - Shop,
Shelving**

of Leases:

Public Trans:

Total # Residential Units: **1**

Studio: Docks:

1 Bed: Rooms:

2 Bed: Trk Bays:

3 Bed: **1** Employees:

Yrs Estb:

Seat Cap:

Constr Mtrls:

Roof:

Accessibility:

Seller Desires:

Metal, Reinforced Concrete

Metal

Accessible/ANSI - some

Financial Information

Possible Fin: **Other - See Remarks**

1st Mtg Bal:

2nd Mrt Bal:

Escrow Agt/Bnk: **TBD/TBD**

Gross Annl Inc:

Annl Op Exp:

PriceChg Time:

Inc/Exp Info:

Op Exp Incl:

Projected

Other - See Remarks

Equity: **\$1,700,000**

Tax Info:

Assess Val: **\$650,000**

Annl Spc Assess: **\$0**

Net Op Income:

Town/Cnty Tax: **\$5,148**

City/Vil Tax: **\$0**

School Tax: **\$8,332**

Total Taxes: **\$13,480**

Orig. List Price: **\$1,700,000**

Display & Occupancy Information

Possession: **At Closing**

Internet: **Yes**

Vacancy Rate:

Inet St Adrs: **Yes**

IDX: **Yes**

Lockbox Serial #:

AVM: **No**

Blog: **No**

Realtor.com: **Yes**

MLS#: **R1575763**

Kathleen (Kate) Seaman

NY Licensed Assoc. R.E. Broker

Warren Real Estate of Ithaca Inc.

830 Hanshaw Rd Ithaca, NY 14850

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