

**FOR SALE**

# Profitable Golf Course 10401 Sisson Hwy (Route 75), Eden, NY 14057



## 3 KEY FEATURES



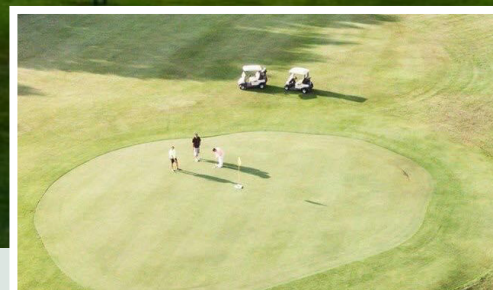
21,000+ Rounds  
Played in 2020



163 Acre Course with  
Additional 20 Acres of  
Undeveloped Land



Consistently  
Profitable 18 Hole-  
Par 72 Golf Course



344 Delaware Avenue, Suite 200, Buffalo, NY 14202

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



**William K. Heussler**

*Associate Real Estate Broker*

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# Profitable Golf Course 10401 Sisson Hwy (Route 75), Eden, NY 14057



- 4,400 Sq. Ft. Full Service Restaurant
- 150 Seating Capacity
- New Multi-Level Deck



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# Profitable Golf Course 10401 Sisson Hwy (Route 75), Eden, NY 14057



- 865 Sq. Ft. Full Service Pro Shop
- New 2,880 Sq. Ft. Pole Barn
- Weekly Leagues & Golf Outing Events



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**Profitable Golf Course**  
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## **Eden Valley Golf Course Improvements**

### **Clubhouse (Bar/Restaurant)**

- 4,400 Sq. Ft.
- New 24' U-shaped Oak Bar
- (2) Commercial Coolers
- Draft Beer System
- (2) Large Screen TV's
- New Tile Floor
- ADA Compliant Restrooms
- Fully Equipped Commercial Kitchen
- 225 Sq. Ft. Efficiency Apartment

### **Full Service Pro Shop**

- 865 Sq. Ft.
- Bathroom Renovated
- Upgraded Flooring
- New Roof and Siding
- Added Golf Club Repair Area
- Snack Food Sales & Beverage Coolers
- Additional 400 Sq. Ft. Pro Shop Garage

### **Golf Course**

- Two New Additional Tees per Hole
- New Informational Tee Signs
- Several Greens Reconstructed
- Two Miles of Cart Paths Graded and Resurfaced
- (75) New Trees Planted
- New Landscaping Throughout Including Over 70 Shrubs and Bushes Planted
- Over 400 Bare Spots Repaired
- 100, 150 and 200 Yardage Markers Added on Each Hole
- Practice Green and Driving Net

### **Facility**

- New 360 Sq. Ft. Maintenance Shop
- New Multi-Level Deck Overlooking the Course
- 2,880 Sq. Ft. Steel Pole Barn Constructed September 2020
- Parking Lot and Driveway Regraded and New Gravel



**View Property Video**

*\*Financials provided with a signed non-disclosure agreement.*



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