



## ESSEX GOLF GROUP

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[www.essexgolfgroup.com](http://www.essexgolfgroup.com)

### ❖ DEVELOPMENT

### ❖ MANAGEMENT

### ❖ CONSULTING

### ❖ BROKERAGE



## Central New York Golf Course For Sale

The Essex Golf Group has been exclusively retained to sell all of the operating assets of this 18-hole championship golf course and clubhouse.

Located in Central New York, the course is situated on approximately 150 acres of gently rolling terrain complete with several ponds, stream and mature trees. It is a classic style woodlands course and was designed by a named architect. It is considered one of the finest layouts in Central New York. The course enjoys a reputation of being very well maintained and reasonably priced.

The property includes the golf course, a clubhouse that is approximately 7,500 square feet in size that contains a golf shop, men's and ladies locker rooms, a full-service bar and restaurant, a private function/banquet room, kitchen, office and customary storage and mechanical areas. There is also a nice outdoor seating area where food and beverages are served. Parking is ample for the size of the club. In addition there are two separate buildings that house the maintenance facility and golf cart storage for the sixty gas golf carts that are included with the sale. There is also a small stand-alone "Halfway House" that serves golfers between the 9<sup>th</sup> and 10<sup>th</sup> holes.

There is ample water for irrigation use due to a NY State approved unlimited withdrawal permit from a local river.

Rounds of golf reached a high in 1999 with over 25,000 rounds being played, and have stabilized over the last five years with an annual average of 15,000+. Gross revenues also peaked in 1999 at just under \$1.2M, and 2010 revenues are budgeted to be approximately \$800,000. The moderately low cost of labor and the seasonal nature of this facility have provided for profitability.

The current owner is absentee and feels strongly that the success of the facility is highly dependent upon local ownership and management.

The golf course has been consistently ranked by the major golf publications as being one of the best public facilities in the state, and at the same time received a ranking of 4 ½ stars (out of five) by the Michelin Guide.

The local community has a strong appetite for quality golf at an affordable price. With significant barriers to entry for new golf courses, this property is an excellent opportunity for an investor or owner/operator to enter the market on an instantaneous basis. The course, equipment, vendors, staffing and customers are all in place!

**Offered at \$2,000,000\***

\*Potential owner financing to qualified buyer.