

1,896± SF Turnkey Espresso Coffee House Business

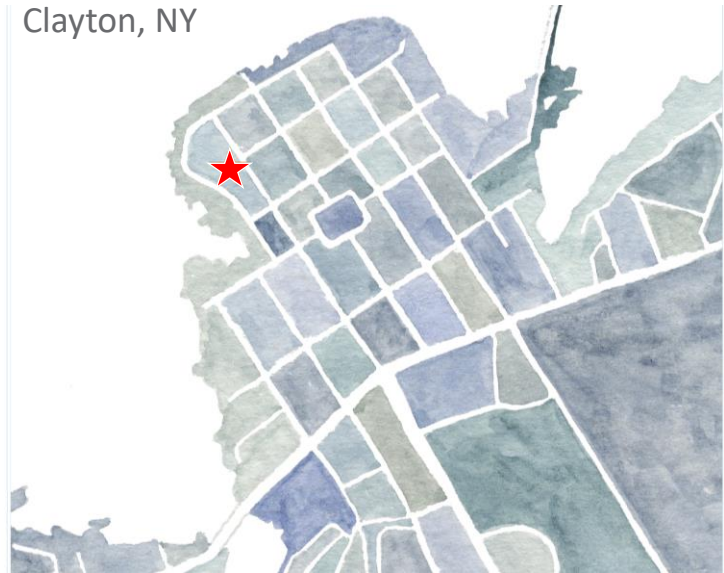
Lyric Coffee House located in the highly popularized Village of Clayton. Clayton is a scenic, waterfront village located in the heart of the 1000 Islands on the St. Lawrence Seaway of Northern New York State. Formerly the Lyric Theater (1914), the building has been completely renovated and restored (2006).

Property Highlights

- Lyric Coffee House is a well-established (14+ years), busy, profitable and turnkey business with building for sale. The founder and current owner is retiring
- The Lyric Coffee House is a year-round staple for both tourists and residents who provide a loyal customer base
- Full commercial kitchen is in place and operational
- Growth potential for new owner with the addition of more food options and hosting events
- Region is well known for weddings and reunions as well as tourism
- Building is ADA compliant
- Both the business and building are available as a package. Seller will consider offers for them individually
- Property is in Riverwalk-B Zone and part of Historic District Infrastructure improvements to include: reconstruction & resurfacing of roadways, burying overhead utilities, new water main and additional ornamental street lighting



Clayton, NY



For more information, please contact:

Elaina Pirro
Associate Real Estate Broker
 +1 315.445.8520
 epirro@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200
 East Syracuse, New York 13057
 phone: +1 315.445.1030

pyramidbrokerage.com

FOR SALE

246 James Street

Clayton, New York 13624



Demographic	5 Minutes Drive Time	10 Minute Drive Time
Average Income	\$70,412	\$73,685
Daytime Employees	950	1,489
Source: ESRI Business Analyst 2020		

Tourism Information	
2019 Traveler Spend	Food & Beverage
Jefferson County	\$73,100,000
Oswego County	\$54,100,000
Saint Lawrence County	\$28,500,000
Total	\$155,700,000

Source: *Economic Impact of Tourism in NY, 2019 Calendar Year, Thousand Island Focus.* By: Tourism Economics

ANNUAL GROSS SALES

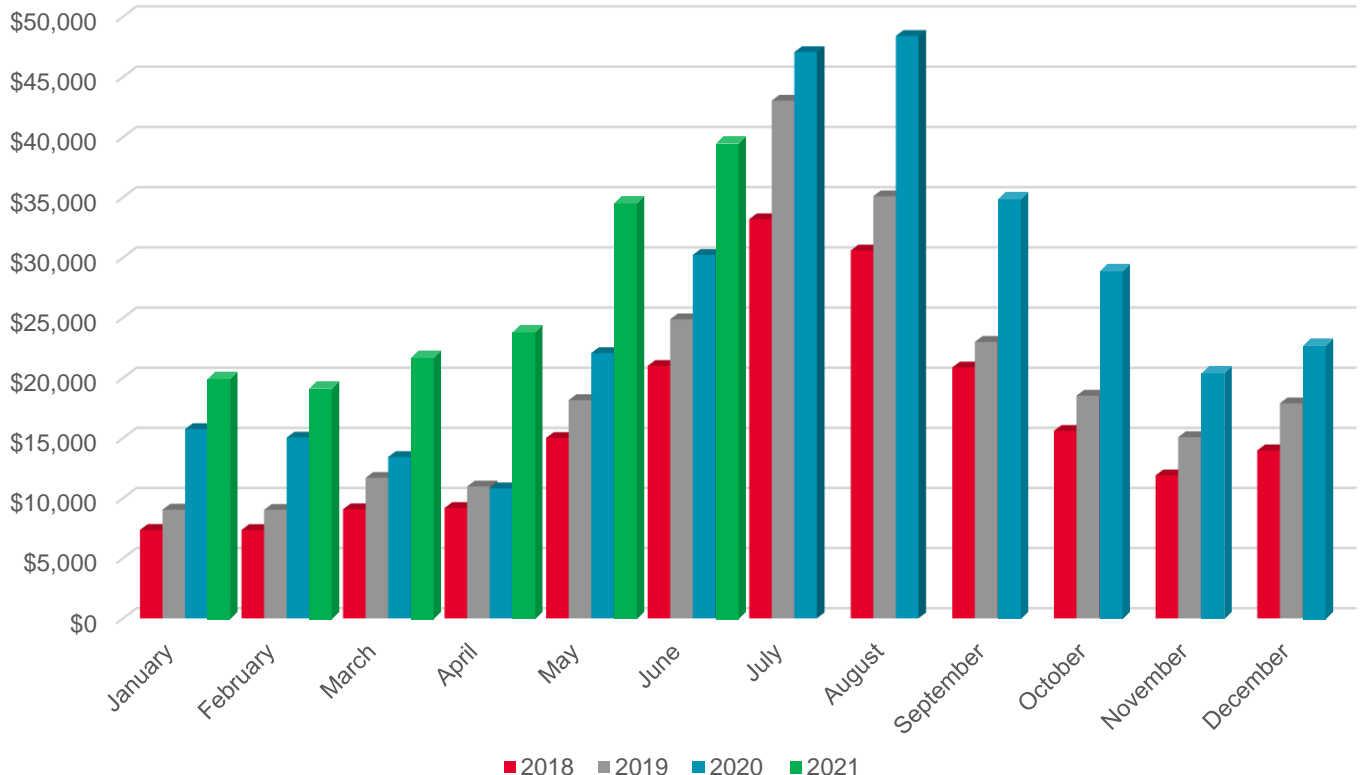
July 1 2019 – June 30 2020 - \$252,125

July 1 2020 – June 30 2021 - \$351,738

INCREASE OF OVER 39%

GROSS SALES 2020 TO 2021

Lyric Coffee House Sales Revenue 2018-2021 by Month



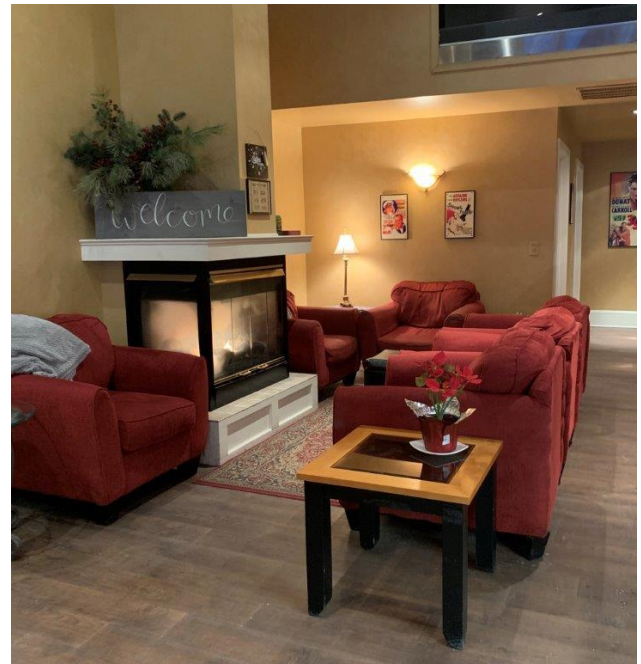
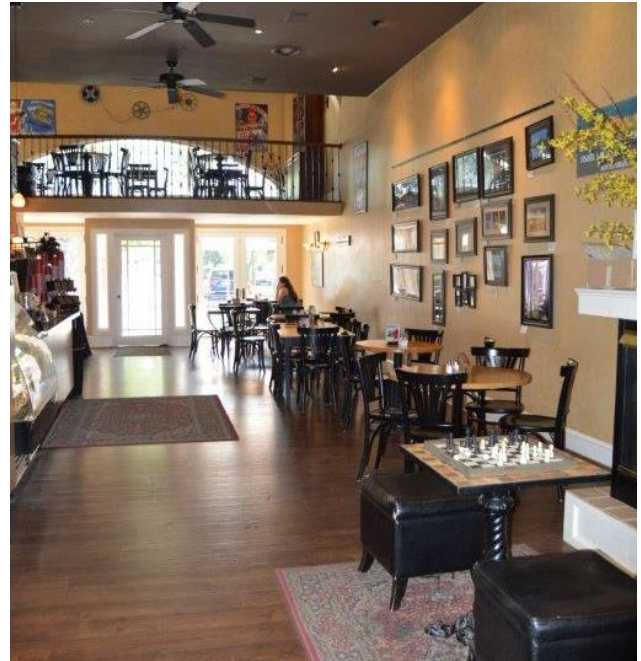


Pyramid Brokerage
Company

FOR SALE

246 James Street

Clayton, New York 13624



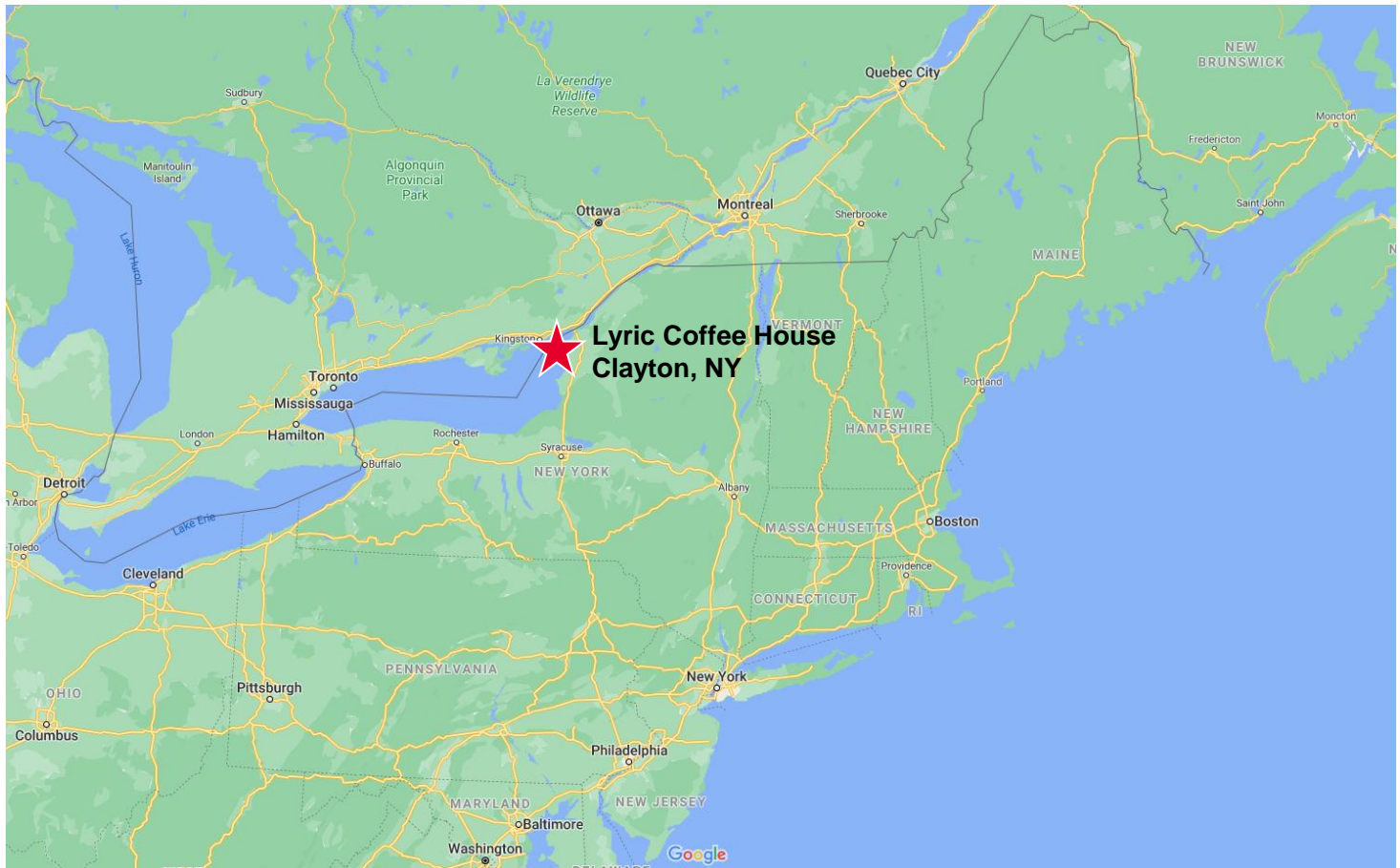
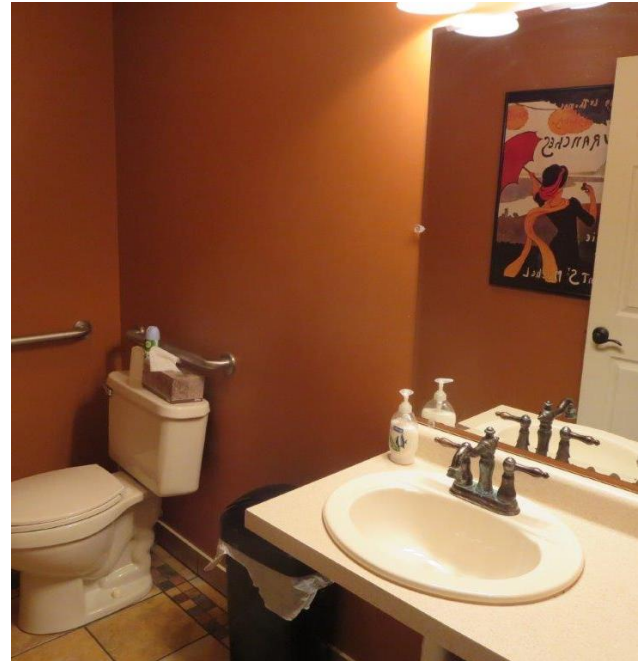


Pyramid Brokerage
Company

FOR SALE

246 James Street

Clayton, New York 13624



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.