

## **“The Caboose” and “The Rail Yard”**

**3 Separate Parcels in Total. The Caboose and Railyard are on one parcel (149.6-10-3.2). Parking lot is two additional parcels including 149.6-10-3.1 and 149.6-10-4. The addresses of the parcels are 91,95,97 (Railyard addresses) and 99 ½ (Caboose Address) W Fulton St. It is located on the Cayadutta Creek. When the creek floods, the basement of the Caboose will take on water and everything in the basement has to be up higher. The fire department has always come very quickly to pump out the basement after a flood. The owner does NOT presently carry flood insurance, but it would be recommended.**

### **The Caboose**

**The Caboose is currently operational and is open on Fridays and Saturdays only. This could be expanded to a daily operation as there are very few bars and restaurants in the Gloversville area.**

**The Caboose went through a complete renovation 1 year in length before opening and was completely gutted with basically everything replaced new. Hot Water Tank, Furnace, Air Conditioning and Electric are all new. The walk-in cooler in the basement was rebuilt and has a new motor and evaporator. The front wall was re-parged. The owners poured a concrete floor in the basement office where the monitors are for the camera system. The Lorex Camera system is owned and has 16 cameras in total with Pan, Zoom, Audio & Night Vision. It will hold footage for 3 days before recording over. The entire property can be seen on the camera system except directly in front of the Rail Yard. The beverage draft system is a glycol system which means the beer will stay cold right to the spout. The CO2 system is owned and maintained by Valley Beverage. 1<sup>st</sup> floor vinyl floors were replaced with d-rock underneath, so spills won't go through the floor. New ice maker that is a 525 lb maker and has a 345 lb bin. The Jukebox, ATM, Pool Table and Dart board are owned by George Loucks from Saratoga and George shares in the profits that they make. The cash register is owned by “Spot On” and they cost approximately \$165 per month plus the credit card fees. They do belong to untapped. They also have quick draw. The outside deck has additional seating and a bar. The bar would require an additional seasonal license to run. The beer pong tables stay with the sale and are setup on the deck in good weather. All owned supplies and equipment including the new Air Fryer are included with the sale. This is completely turn-key right down to the cups and silverware. Occupancy at the bar downstairs is 78 people and the upstairs is 55 people. There is also additional exterior space on the deck for additional patrons. The upstairs is great for parties and there have been amazing PYX106 parties held here as well.**

### **The Rail Yard**

**The Rail Yard was a historic and popular restaurant in Gloversville when it was operational. It has been closed for several years and is in need of cleaning and repair. The roof is older and deteriorated and the outside has significant peeling and chipping paint. The inside is cosmetically dated in some aspects but not in terrible condition and not far from being operational. As far as the owners know, all kitchen equipment did work when last used but needs to be cleaned including the Ansul fire suppression system. The walk-in cooler needs work to be operational. The owners were told it's already a “dry” system which is good, but it hasn't been tested and they have no proof of this and do not guarantee it. All equipment and systems in the Rail Yard have not been touched by the current owners and come as is. The kitchen needs some work as well. The attic in the Rail yard is large and formerly had a print shop in it. It does have a ½ bath up there and there is plumbing in the walls for a kitchen. It could be additional seating with complete renovation for the restaurant below or it could be a future apartment for additional income. There is additional outdoor**

space as well on the patio. *There is Grant Money available to assist with renovations to the Rail Yard through Gloversville Revitalization Plan and CRG. They will pay for a significant portion of the renovations and match funds invested in the project and possibly may assist with purchasing equipment. This is a no brainer solution for the Rail Yard. Contact Ron Peters and/or James Hannas at (518)725-7700 for more information on the grants and how they work.*