

A Unique Turnkey Business Opportunity



Restaurant, Mini Golf and Outparcel for Sale

For over six decades, this well-known restaurant has been a cornerstone of the community, delighting generations with house-made ice cream, cooked-to-order burgers, chicken specialties, wraps, and fresh salads. Open year-round, the restaurant has built a loyal following of local customers while also serving as a convenient stop for commuters traveling from New York City and New Jersey to their homes in the Berkshires.

This is a rare opportunity to acquire a proven, profitable, and turnkey restaurant with both history and growth potential.

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Business and Real Estate for Sale

5.0+ Acres

CALL FOR PRICING

Prime location serving both locals and affluent



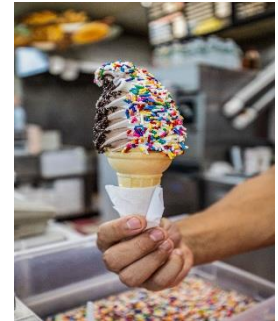
weekenders/second-home owners from NYC and NJ.

Ample Parking

Professionally designed mini golf course



BEAUTIFULLY MAINTAINED INSIDE AND OUT



Diverse, high-demand menu – ice cream, burgers, chicken items, wraps, and salads attract families, travelers, and locals alike.

Year-round business model – unlike many seasonal establishments, this restaurant maintains steady sales across all seasons. Indoor and Outdoor seating!

Turnkey operation – fully equipped kitchen, ice cream production setup, and trained staff in place.

Well maintained from the kitchen to the grounds and everything in between.

[Growth Opportunities](#)

Expand catering and takeout to capitalize on demand from local businesses and commuters.

Enhance digital presence (website, delivery apps, social media marketing) to reach a broader audience.

Currently operating on a cash-only model. Accepting credit and debit cards can increase sales by 10–20% with minimal investment with a sustainable boost to sales.

The restaurant does not currently serve liquor. Adding tap beer and wine could easily generate an additional \$750,000 – \$1,000,000 in annual revenue, based on demand and market trends.



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