

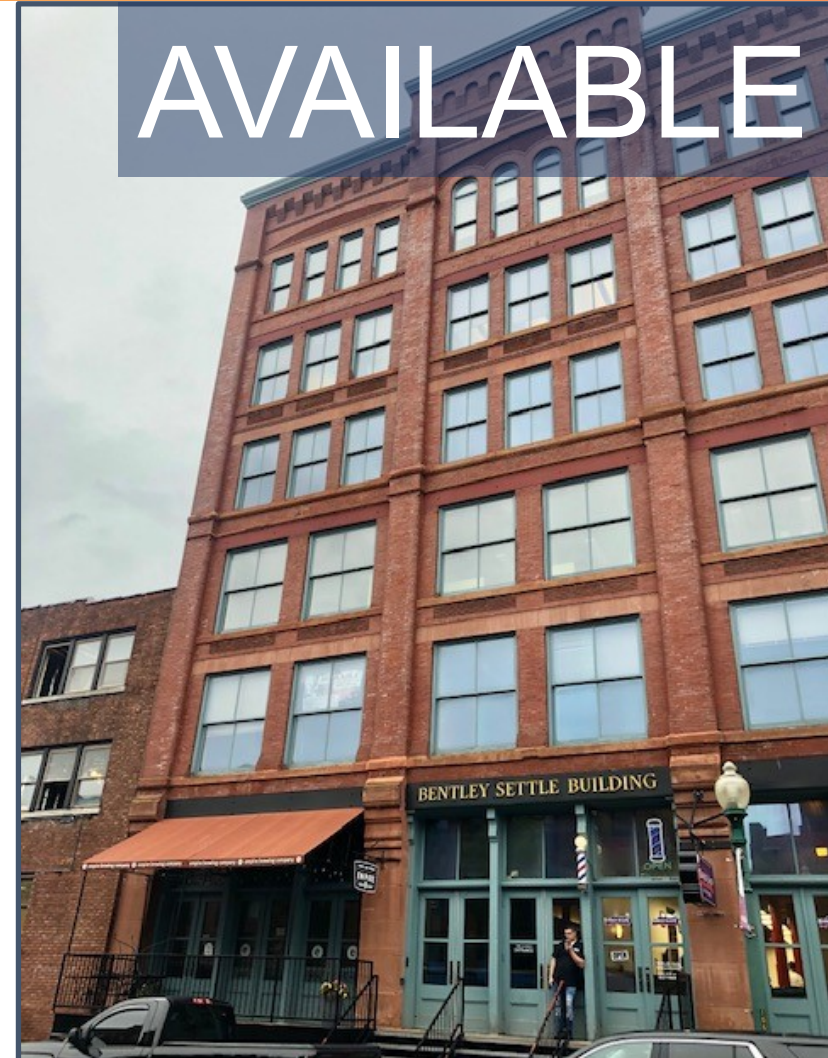
# Former Empire Brew Pub – Bentley Settle Bldg

## 120-124 Walton St., Syracuse, NY 13202

### Property Features

- Located in Historic Armory Square in Downtown Syracuse
- 1<sup>st</sup> Floor - 7,000 +/- SF
- Basement – 1,800 +/- SF
- Building is connected by a wide corridor to the Piper Phillips Bldg.
- Offers unique street to street accessibility
- Parking garages across the street from each bldg.
- Turnkey restaurant and brewing establishment

Rare opportunity in a PRIME LOCATION to capture a turnkey restaurant and brewing establishment in the heart of Syracuse's thriving Armory Square. The Former Empire Brewing Company Syracuse Brew Pub is located in the historic Bentley Settle Building in the middle of the Syracuse "Restaurant Row" - Walton Street. An established location for food and craft beer for more than 20 years, this storied physical address is printed on maps and guidebooks across the nation. Location has had extremely successful operations with a vast existing customer base. Downtown Syracuse continues to demonstrate unprecedented growth in business formation, residential conversion and downtown population growth. This is an extraordinary opportunity for an experienced operator.



### Acropolis Realty Group

115 E. Jefferson Street-Suite 300

Syracuse, NY 13202

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

Associate Real Estate Broker: **Andréa Bucci**

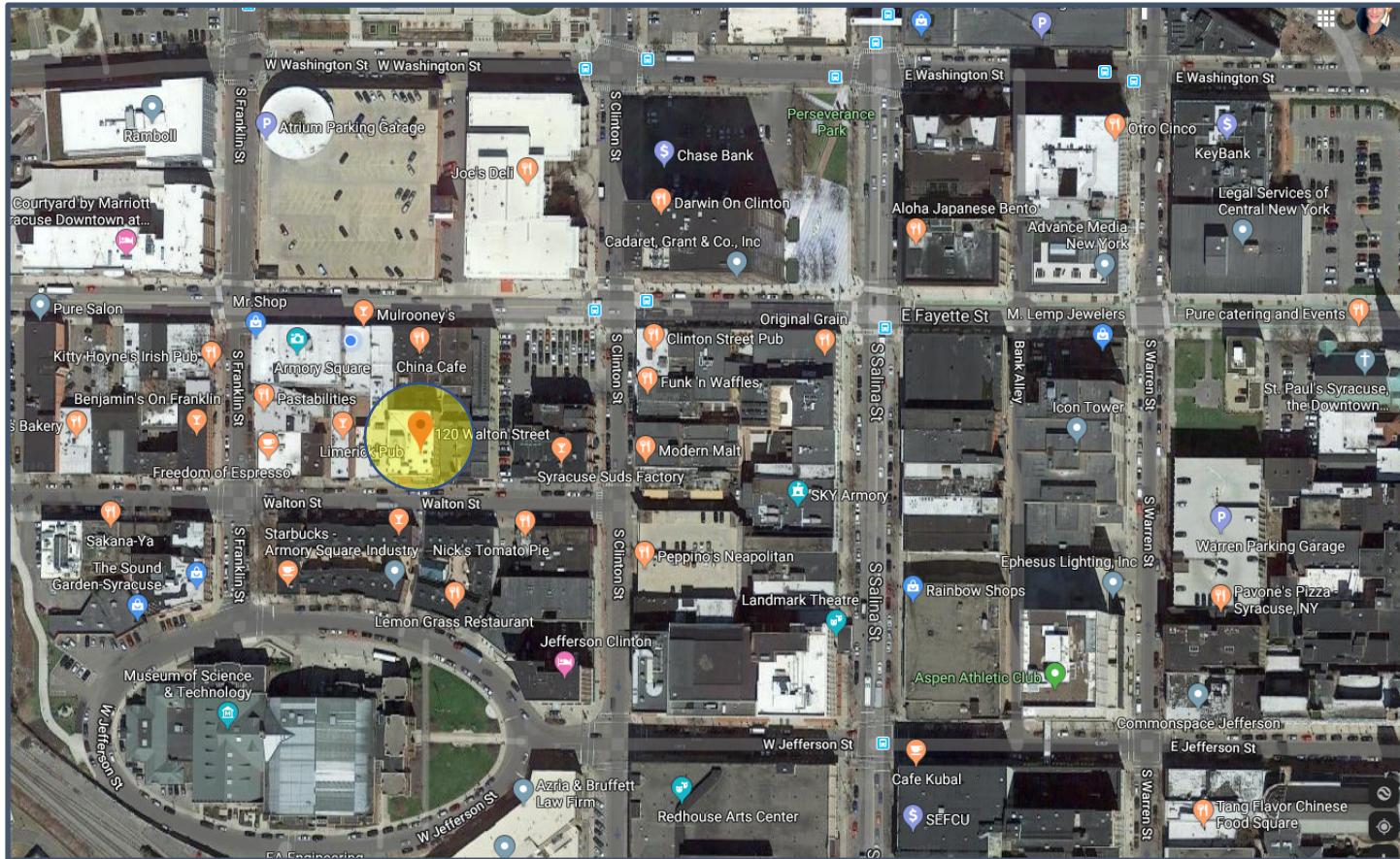
C: 315.430-3693 | O: 315.396.0493

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Built in 1895 for the Bentley Settle Wholesale Grocers. A visible landmark as the tallest building in Historic Armory Square. The building is connected by an extraordinarily wide interior corridor (Renovated in 2019) to the Piper Phillips Building which was converted to a boutique luxury residential multi family dwelling in 2019. Offers unique street to street accessibility with parking garages directly across the street from each building.





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Lease INCLUDES (No Key Money) the use of a fully functional and robust brewing room, fully outfitted kitchen and massive bar, all dining room(s) furnishings, walk-in coolers, POS System and more.



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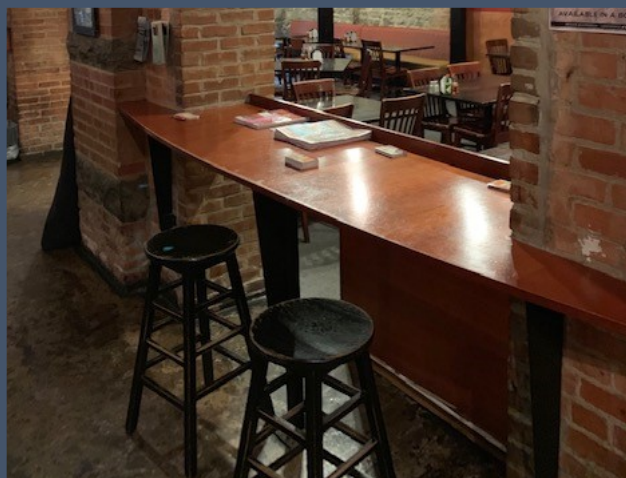
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Landlord is seeking an experienced and energetic operator with a solid financial profile to polish this diamond. Welcome customers new and old that are drawn to Armory Square from literally every state in the nation.



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