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* **DEVELOPMENT**

* **MANAGEMENT**

* **CONSULTING**

* **BROKERAGE**



FOR SALE

18-Hole Golf Course and Recreational Vehicle Resort 400+/- Acres in Western New York



Price: ~~\$3,950,000~~ **PRICE REDUCTION NOW \$2,700,000**

Availability: Immediate

Year Built: Golf Course -1994, RV Resort - 2008

Location: Western New York Near Rochester and Buffalo

Description: *Golf:* Property includes; an 18-hole, 6,400 yard championship golf course with driving range; Adirondack-style clubhouse with golf shop, snack bar, dining room, men's and women's locker rooms, and administrative offices; a very large, 400 person capacity separate banquet facility overlooking small lake; a golf course maintenance facility (new construction 2003), and several small outbuildings. Total property encompasses over 400 acres.

RV Resort includes; 64 RV sites with full electric service, water and sewer. Many sites have a lake view, and several are "drive thru." A new 40'x40' support building with bathroom facilities, laundry area, office and store is adjacent to the RV sites. The resort is serviced by municipal water and a new on-site waste system. New in-ground pool added in 2012! Unlimited potential for 100+ additional sites.

Other: Located near busy college town; near Rochester/Buffalo. Strong potential to increase rounds, outings, and social events. Formerly owned by the State University of NY at Brockport. Plenty of land for additional golf or potential for subdivision/lot sales. Excellent opportunity for RV Resort growth and expansion. Additional adjoining land is available. Strong Canadian clientele.

Contact: For more information contact;
Mark O'Neil



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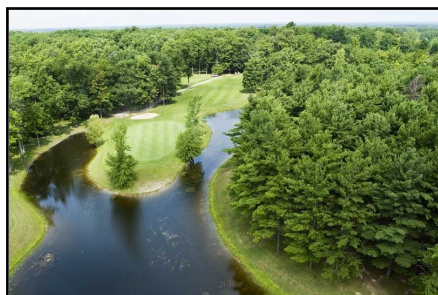
*** BROKERAGE**



Pool Complex at RV Area



Typical RV Site



Golf Course View

Large Canadian Clientele
Limited Competition In This Marketplace



For More Information Contact:

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