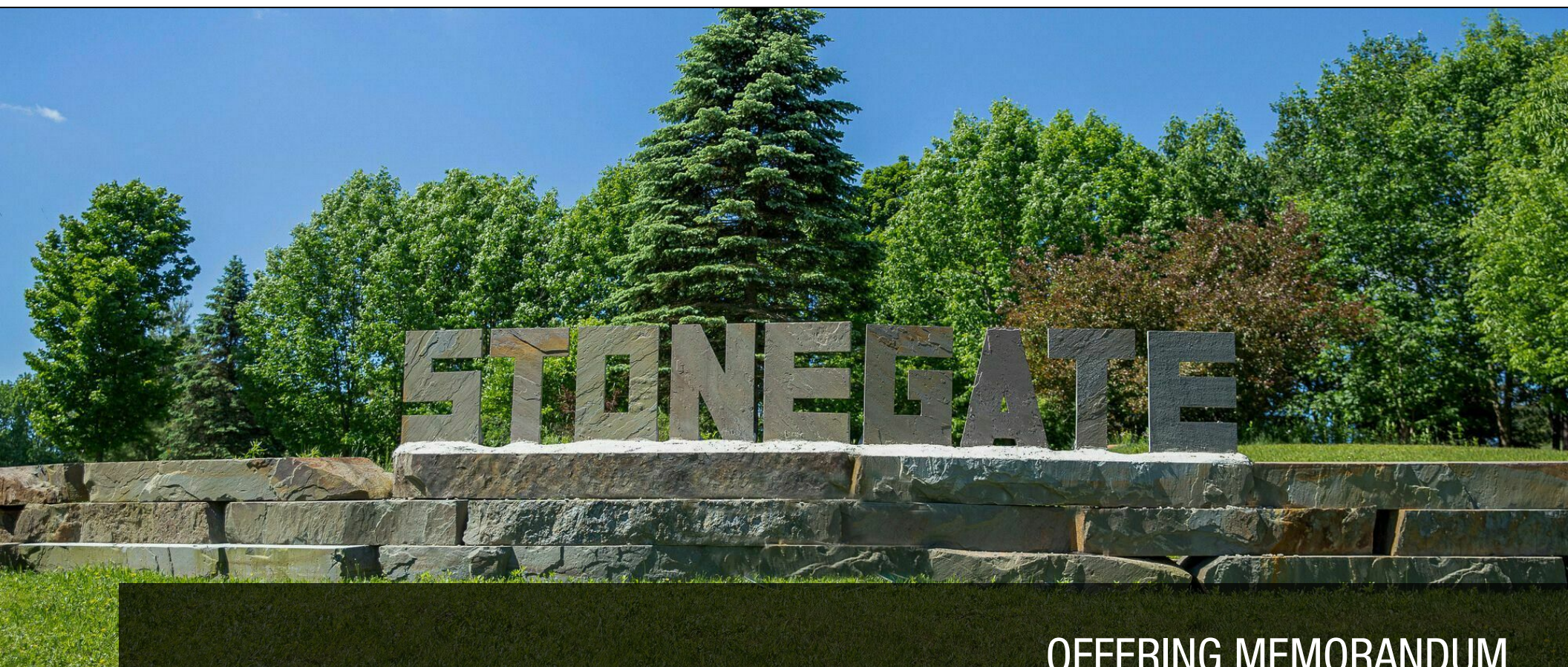


# Stonegate Golf Course

WEST WINFIELD, NY



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
49 Court Street  
Suite 300B  
Binghamton, NY 13901

*PRESENTED BY:*

**SCOTT WARREN, CCIM**  
Associate Broker  
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STONEGATE GOLF COURSE

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS



## Property Summary



### PROPERTY DESCRIPTION

Offered for sale is this completely renovated and turnkey fully functional Golf course. This is a 6,000 yard golf course which is beautifully secluded in the foothills of the Catskill Mountains. Breathtaking views and stunning scenery are among the many amenities in this golf course. This has a complete irrigation system, a full size 40 seat Restaurant/clubhouse with a full Commercial Kitchen and a full size bar, a finished basement with a state of the art golf simulator, 20 Carts, 5 running tractors, a heated shop and a 3 bedroom home.

### PROPERTY HIGHLIGHTS

- 6,000 yard, 18 hole Golf Course.
- 20 Carts.
- 5 Running Tractors.
- Fully functioning irrigation system.

### OFFERING SUMMARY

Lot Size:	86.72 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	163	2,159	8,459
Total Population	325	4,406	17,204
Average HH Income	\$52,283	\$55,424	\$62,088





## Property Description



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### LOCATION DESCRIPTION

Beautifully secluded golf course yet close enough to major market centers and Corporations to represent a tremendous business opportunity. This property borders the NYS Snowmobile trail. This is only 25 minutes from Cooperstown and approximately 8 Miles from Chobani and New York Central Mutual.



# Property Details

Sale Price **\$599,000**

## LOCATION INFORMATION

Building Name	Stonegate Golf Course
Street Address	500 County Highway 19
City, State, Zip	West Winfield, NY 13491
County	Herkimer
Market	Albany/Schenectady/Troy
Sub-market	Otsego County

## BUILDING INFORMATION

Building Size	4,500 SF
Number of Floors	1
Average Floor Size	4,500 SF
Year Last Renovated	2022

## PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Golf Course
Zoning	Commercial
Lot Size	86.72 Acres

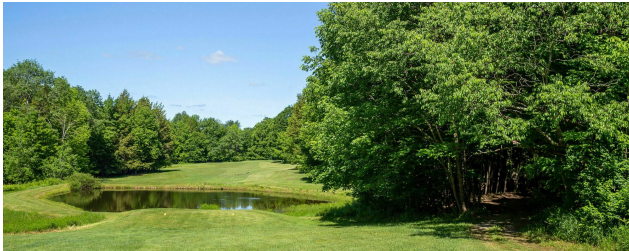
## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES





## Additional Photos



STONEGATE GOLF COURSE

# LOCATION INFORMATION

# 2

REGIONAL MAP

LOCATION MAP

AERIAL MAP



## Regional Map

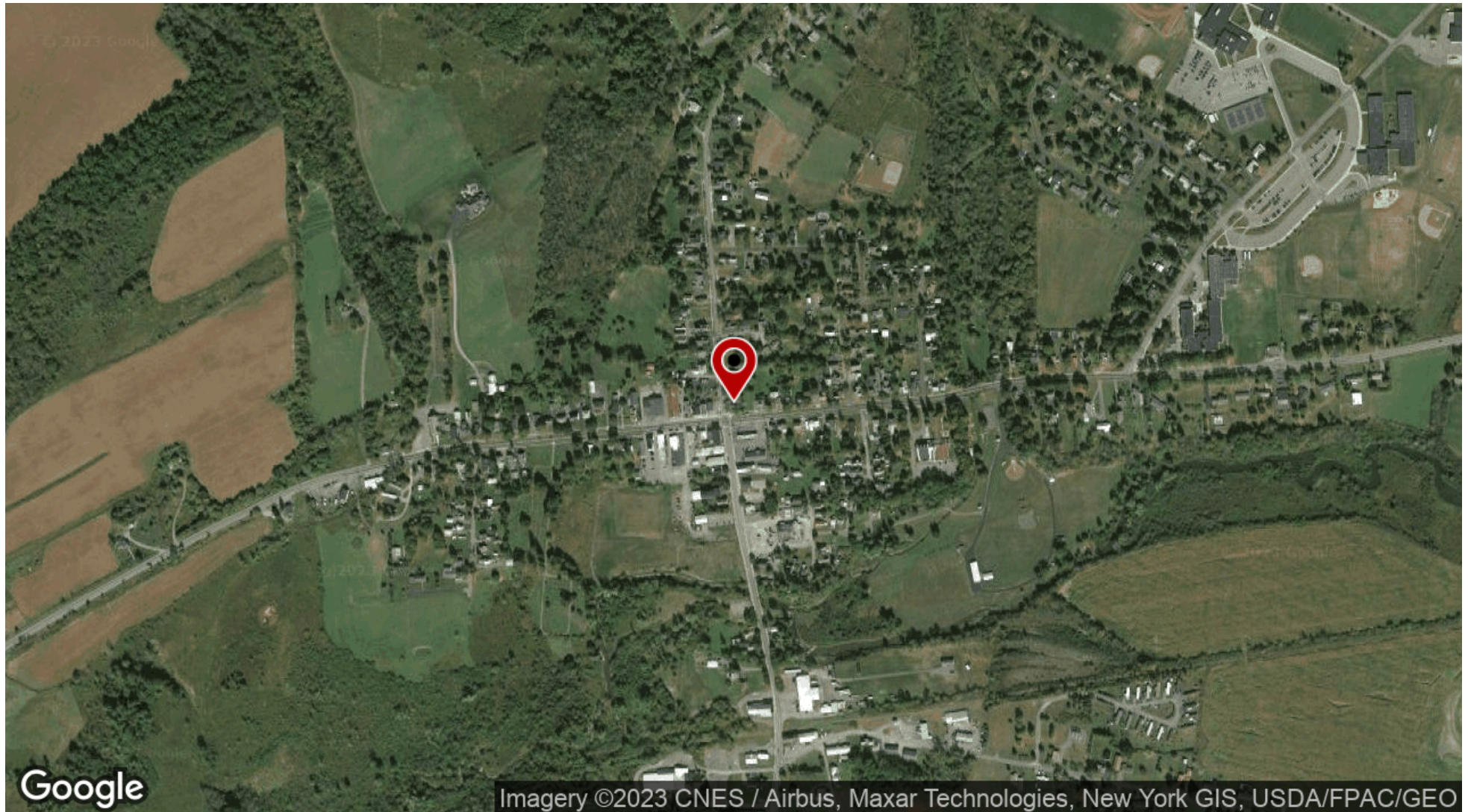


## Location Map





## Aerial Map



STONEGATE GOLF COURSE

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT



# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	325	4,406	17,204
Average Age	43.3	41.4	44.0
Average Age (Male)	41.4	40.2	43.5
Average Age (Female)	41.4	40.3	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	163	2,159	8,459
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$52,283	\$55,424	\$62,088
Average House Value	\$105,930	\$118,706	\$138,321

\* Demographic data derived from 2020 ACS - US Census

