



## **Unique Rural Entertainment Center with Potential Expansion Opportunities for Camping and / or Motel**

**Location:** Central Western New York State

**Reference ID:** BB05J01

### **Financial Information:**

**Asking:** \$700,000

Furniture, Fixtures & Equipment: Included

Inventory: Included

**Gross Sales:** \$523,000

### **Summary Business Description:**

This opportunity is unique for several key reasons: It is a well known and established 16,000 square foot facility, fully furnished and equipped family entertainment center having been in continuous operation since 1950 offering something for everyone. It features a 12 lane Brunswick glow bowling center complete with glow pins, shoes and a special solar pattern glow carpet. All lanes have underground ball returns, ball lifters and ball trays. The bowling center has recently been modernized with a computer scoring system from XII Strike with 12 -36 inch full color overhead displays and is the only *glow-bowling* center in the area. For youth bowling all lanes have swing in and out bumpers. The beautiful full service restaurant is complete with full size professional kitchen, full bar, raised seating surrounded by polished brass railings and a spacious dance floor. As a nightclub, it has featured many of the best bands in western New York as well as a number of famous national acts. It has a large raised stage, a permanent DJ Booth with sound equipment and Karaoke.

The family entertainment center is well maintained. The roof and heating systems are only five years old and a newly sided front and entrance make the building attractive and inviting for families and tourists alike. The bowling pin setting equipment is in very good shape as are the wooden lanes.

### **General Information**

**Competition:** There are no meaningful competitors within a 40 or 50 mile radius. The few bowling centers that do fall within that radius do not have glow bowling or an attached restaurant and nightclub or the development potential and tourist traffic that this opportunity offers. The customer base is currently made up of local families, school teams, adult living centers and bowling leagues from youth, family, church, fire department and industrial leagues.

**Growth and Expansion:** This opportunity is ripe for development not just as an ongoing family entertainment center, but as a year round 25 acre campground, Upscale RV park or resort property. Sitting approximately 100 feet above the Genesee River and overlooking hills covered in hardwood and pine the property is prime for a year-round family vacation resort. The opportunity sits at the south end of a large state park that attracts over 1,000,000 visitors each year, many arriving by tour bus. Hiking, fishing, hunting, rafting, skiing, and snowmobiling in addition to glow bowling and sand volleyball are at the family vacationers fingertips.

With no similar business for 40 or 50 miles that can offer a comparable range and quality of services year round all aspects of sales have been trending upward. 2007 total revenue is up 11.1% over 2006 and 2006 revenue was up 9.1% over 2005. All sales have been increasing over the past three years with little need for marketing or advertising on the current owners part.

**Support/Training:** The owner is interested in seeing the new owner be successful and is willing to stay on to train the new owner on the maintenance of the Brunswick Bowling Center and restaurant for six months to one year.

**Contact Information:**

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