



The Lyric Coffee House is a successful, fully branded, turnkey coffee house located in the scenic and bustling village of Clayton, NY.

Business Overview

Established in 2006, this coffee house has set the standard for quality espresso and non-espresso beverages, along with a delectable selection of homemade pastries and NY-style bagel breakfast sandwiches.

With a proven business model and a loyal customer base, The Lyric Coffee House is a unique opportunity for entrepreneurs looking to step into a successful venture.

Voted Best Coffee in Clayton - 2023

Location:

246 James Street Clayton, NY 13624

Contact:

Kathy Danielson, Owner
Cell: 315-778-6123

Key Financials

2021 Revenue: \$425,873
2022 Revenue: \$449,541
2023 Revenue: \$547,120
2024 Forecasted to be ahead of 2023.

Key Features

Prime Location: Situated in the highly popular Clayton village, renowned for its waterfront scenery and tourist appeal.

Turnkey Operation: This fully branded coffee house comes ready to operate, saving you time and money.

Historic Charm: Housed in a former theater (1914) with renovations completed in 2006, it is listed on the National Historic Registry.

Year-Round Success: One of the first businesses in Clayton to flourish year round.

Asking Price: \$315,000

FF&E Value Included: \$60,000

Inventory Value Included: \$5,000

Real Estate: \$475,000

Option to lease at \$36,000/year

Purchase Includes:

- All equipment needed to operate the business including stations and equipment for hot and cold drinks, 15 dining tables, 48" pastry case, toasters, soup warmers, panini press, commercial meat slicer, 48" prep fridge, 86" True 3-door reach-in freezer, and 24" fridge.
- Clover Cash Register System
(leased since June 2023, 4-year lease)
- Recipes and formulas for all beverages
- Full barista training for new owner and staff
- Inventory
- Community Goodwill
- Branding (including name)
- Social Media Accounts and Website



Facilities

This business is situated in a building that is available for lease or purchase, offering a generous 1,896 square feet of space.

The layout includes a dining area, a 22-foot coffee station counter, and a Health Department Certified Commercial Kitchen.

The kitchen is fully equipped with a six-burner propane stove, two ovens, a flat top grill, an exhaust fan, and a 24-inch commercial dishwasher.

In the dining room, you'll find a propane fireplace and a mezzanine level for additional seating.

The facility also features a new air conditioning unit and dehumidifier.

What am I selling?

A Solution: What makes a business successful? Where should you start? What designs and layouts foster success? This offering saves you valuable time and money.

Products that people need and desire: We provide exceptional coffee and a variety of non-coffee beverages, alongside homemade pastries and New York-style bagel breakfast sandwiches. Our grab-and-go concept has a proven track record of success and growth.

Convenience: We have established suppliers, effective formulas, and streamlined procedures. With an excellent customer base and all necessary equipment in place, our design ensures optimal workflow for quick service—offering a turnkey, fully branded, and successful business model.

Additional Opportunities: The mezzanine is ideal for hosting functions of up to 24 guests and the dining room can be rented for showers, receptions, and other after-hours events.





Lyric Gross Sales

(Net of sales tax)





LYRIC COFFEE HOUSE 2024 NET SALES

