

FOR SALE

3177 Seneca Turnpike, Canastota, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Free standing turn-key restaurant opportunity with full bar and private party dining area. All kitchen equipment included in sale. Additionally, the property has a uniquely enclosed outside bar area and second floor apartment. Building can be converted to office space. Located within close proximity to Yellow Brick Road Casino and Canastota Industrial Park



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------------|----------|----------|----------|
| Population | 7,849 | 12,470 | 51,307 |
| Households | 3,141 | 4,900 | 20,728 |
| Average HH Income | \$68,125 | \$71,872 | \$75,395 |
| Daytime Population | 7,394 | 14,377 | 52,157 |



Pavia Real Estate Services
5 Oxford Road | New Hartford, NY 13413

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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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| | | | |
|------------------------------|----------------------|----------------------------|---------------------|
| Address: | 3177 Seneca Turnpike | Cross Street: | Dominic Bruno Blvd. |
| City: | Canastota | Roof Type: | Asphalt |
| State: | New York | Zoning: | Commercial |
| Zip: | 13032 | Total Assessment: | \$ 128,500.00 |
| County: | Madison | RE Taxes: | TBD |
| Tax ID: | 43.8-1-1.13 | CAM: | N/A |
| Lease Type: | N/A | Space is Currently: | Tenant Occupied |
| Lease Price: | N/A | No. of Floors: | 2 |
| Sale Price: | \$ 259,000.00 | Bldg. Total SF: | 4,938 +/- |
| Year Built: | 1982 | Available SF: | 4,938 +/- |
| Parking Spaces: | 46 +/- | Retail: | 4,938 +/- |
| Land Size/Dimensions: | 165 x 160 | Office: | 4,938 +/- |
| Electricity/Amps: | TBD | Warehouse: | N/A |
| Gas Type: | Natural Gas | Other: | N/A |
| HVAC: | Yes | Loading Facilities: | No |
| Elevator: | No | Ceiling Height: | N/A |
| Sprinkler: | Yes | Traffic Count: | 9,423 |
| Water: | Public | Sewer: | Public |



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