



PAVIA REAL ESTATE SERVICES

Commercial Real Estate Sales – Leasing – Consulting – Development - Management

FOR SALE OR LEASE

2392 Spencer Ave., Sylvan Beach, New York



- 4,548 +/- SF Restaurant/Bar
- Located on Historic Erie Canal
- Adjacent to Sylvan Beach Amusement Park
- Great Resort Town
- Area Offers Sandy Beaches, Camping, Fishing, & the Best Sunsets on Oneida Lake

Demographics	5 Min Drive Time	10 Min Drive Time	15 Min Drive Time
Population	1,972	6,698	24,211
Households	943	2,866	9,999
Average HH Income	\$ 60,126	\$ 64,380	\$ 59,204

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Pavia Real Estate Services | 5 Oxford Road | New Hartford, NY 13413 | www.paviarealestate.com

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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