



PAVIA REAL ESTATE SERVICES

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

FOR SALE

470 Whitesboro Street, Utica, New York



FEATURES

- 9,812 +- SF Sport Bar/Restaurant
- On-Site Parking
- Turn-Key Business & Real Estate
- Located Behind the Utica Memorial Auditorium

Demographics	5 Min Drive Time	10 Min Drive Time	15 Min Drive Time
Population	15,583	78,713	118,410
Household	6,977	32,033	47,837
Average HH Income	\$36,770	\$49,571	\$60,773

Contact: **Dominic Pavia**
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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

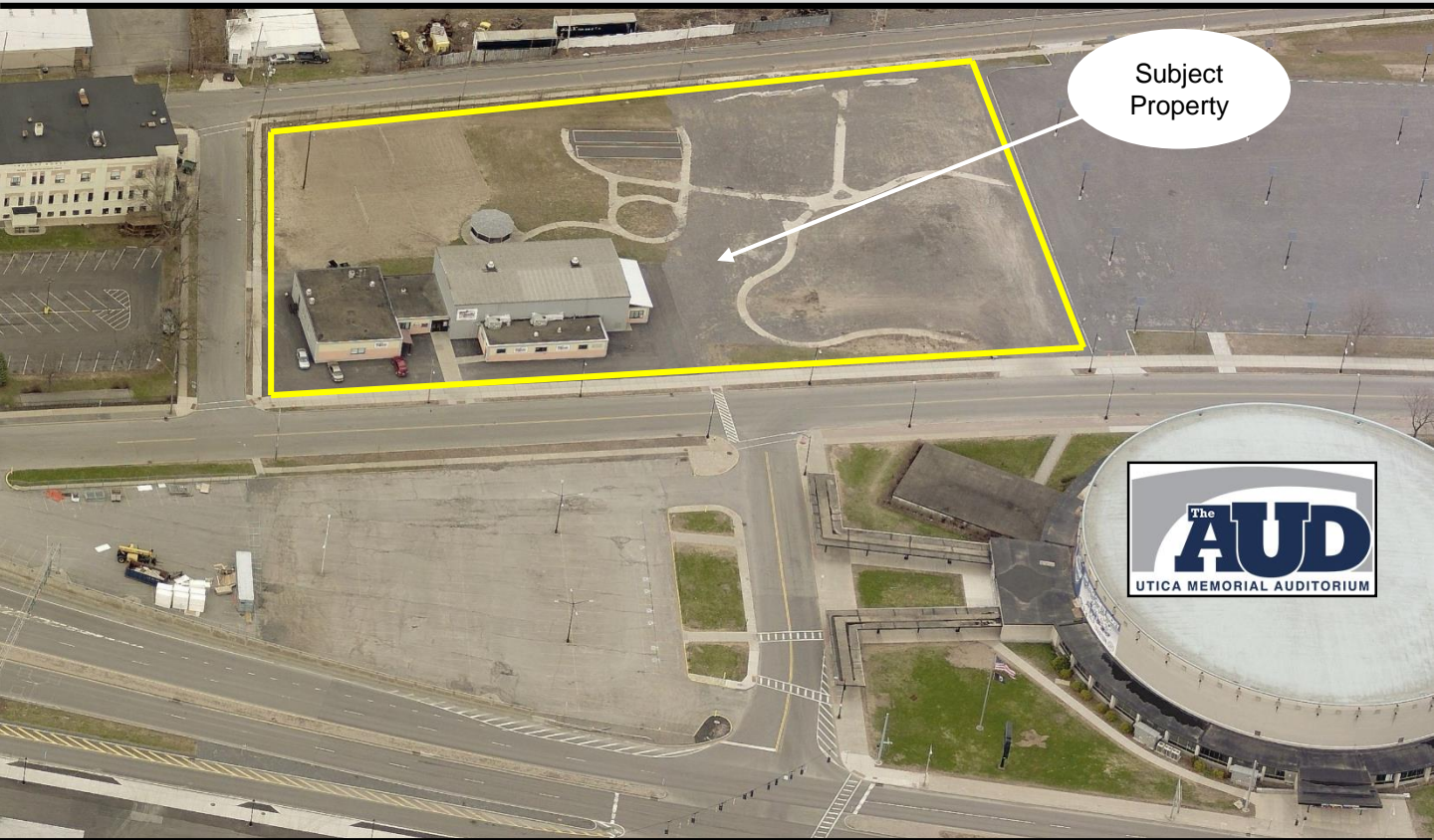


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