



PAVIA REAL ESTATE SERVICES

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

FOR SALE

1402 Lenox Ave., Utica, New York



FEATURES

- 2,300 +/- SF Bar
- Fully Equipped
- Partially Renovated
- Two Stall Garage
- Motivated Seller

| Demographics | 5 Min Drive Time | 10 Min Drive Time | 15 Min Drive Time |
|-------------------|------------------|-------------------|-------------------|
| Population | 22,358 | 90,806 | 127,688 |
| Households | 8,801 | 36,931 | 51,051 |
| Average HH Income | \$36,775 | \$56,306 | \$62,312 |

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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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