FOR SALE OR LEASE | FULLY EQUIPPED RESTAURANT

8645 Clinton Street, New Hartford, New York

PAVIA REAL ESTATE SERVICES

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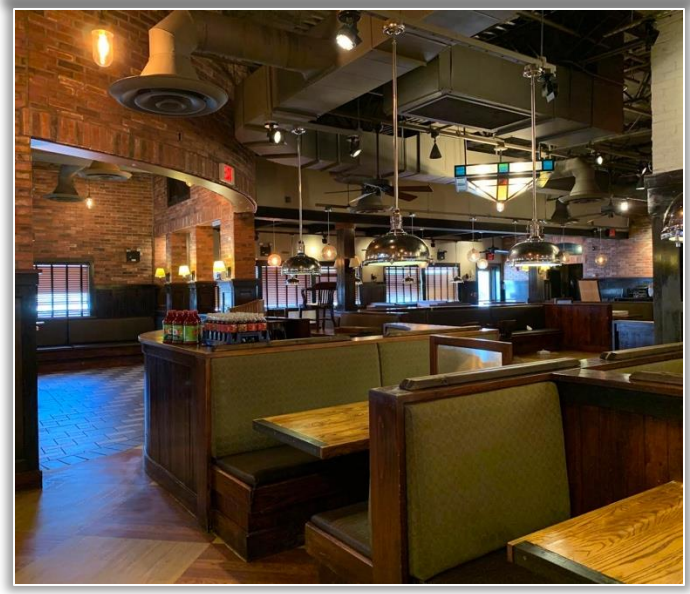

PROPERTY HIGHLIGHTS

Available Space: 6,220 ± SF

Parking Spaces: 60 ±

Zoning: COM 1. General Commercial District

Tax Parcel ID: 316.020-1-11.9

Sale Price: $1,175,000.00

Lease Price: $75,000.00 Annually

Lease Type: NNN

Taxes: $38,000.00 ±

Comments: Freestanding former restaurant located within The Orchard offers a fully equipped kitchen and bar, including walk-in cooler, freezer, fryers, hood system, and some furniture and fixtures.

Carole L. Iseneker
Licensed Associate Real Estate Broker
315.736.1555 x 305
carole@PaviaRealEstate.com

READY TO MAKE A DEAL? CLICK HERE NOW!

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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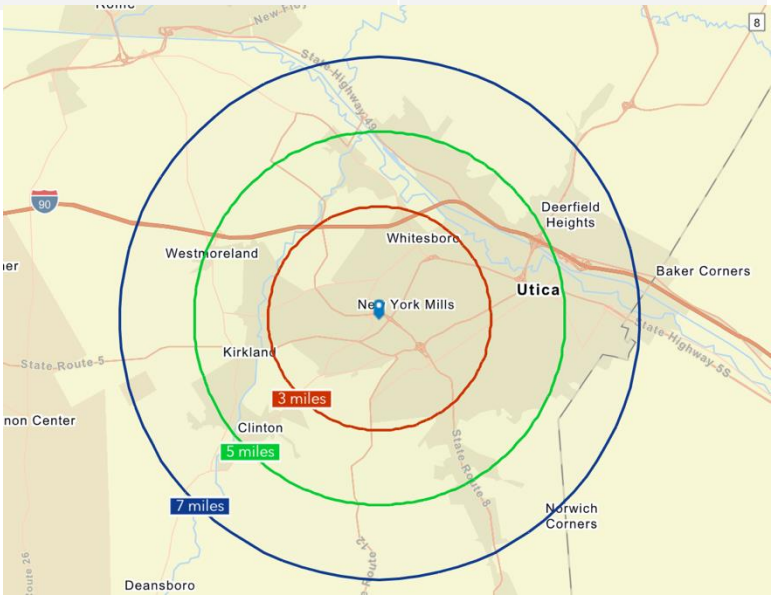
LATITUDE	LONGITUDE
43.09153	-75.31500



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	43,697	94,009	126,173
Households	19,196	39,071	51,022
Median HH Income	$72,254	$61,789	$63,423
Daytime Population	50,378	103,103	135,438
Businesses	1,892	3,690	4,463
Employees	31,051	56,935	73,270

SOURCE: ESRI Report 9/13/24

TRAFFIC COUNTS

Roadway	Volume Count
NY 840	16,646 AADT

PAVIA REAL ESTATE SERVICES

5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com
MAIN: 315.736.1555

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