

FOR SALE OR LEASE | FULLY EQUIPPED RESTAURANT

8645 Clinton Street, New Hartford, New York



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



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: \$1,125,000.00

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!



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

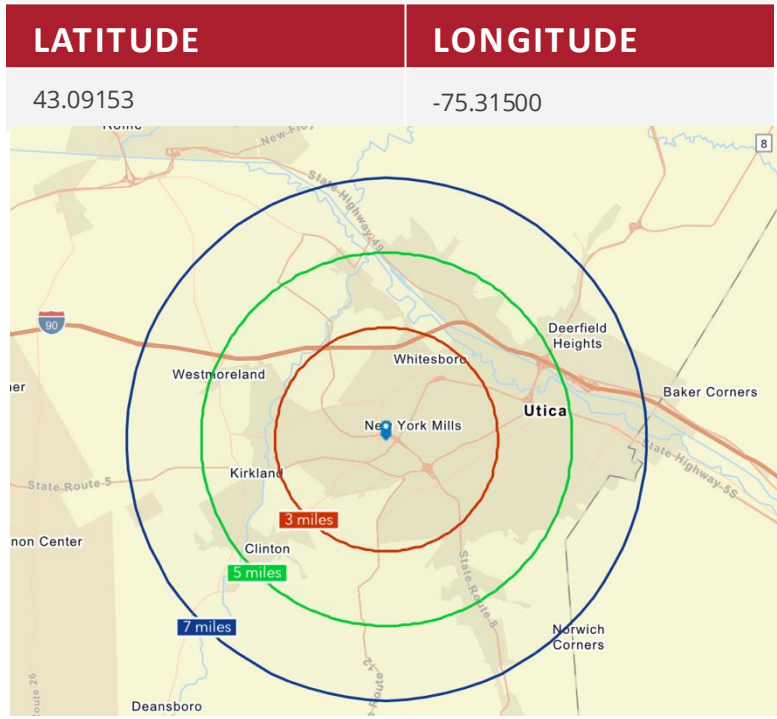
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DEMOGRAPHICS			
By Radius	3 Mile	5 Mile	7 Mile
Population	43,697	94,009	126,173
Households	19,196	39,071	51,022
Median HH Income	\$72,254	\$61,789	\$63,423
Daytime Population	50,378	103,103	135,438
Businesses	1,892	3,690	4,463
Employees	31,051	56,935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

SOURCE: ESRI Report 9/13/24

TRAFFIC COUNTS	
Roadway	Volume Count
NY 840	16,646 AADT



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