



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**6558 Lake Shore Road,
Derby, NY**



FOR SALE

RESTAURANT & APARTMENT ON THE SEAWAY TRAIL

Property Highlights

- Updated FF&E and mechanicals
- Second floor 2 bedroom apartment income property included above the dining room
- Newly renovated and fully furnished.
- Proximate to Graycliff Conservatory designed by Frank Lloyd Wright
- Proximate to Route 5 and 20
- Zoned R-IL/ Residence Lakefront District
- Located on the Scenic Seaway Trail

Building Features

Building Size	3,680+ Sq. Ft.
Lot Size	.20+ Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	3,492	12,400	19,029
Average H.H. Income	\$112,322	\$122,956	\$122,156

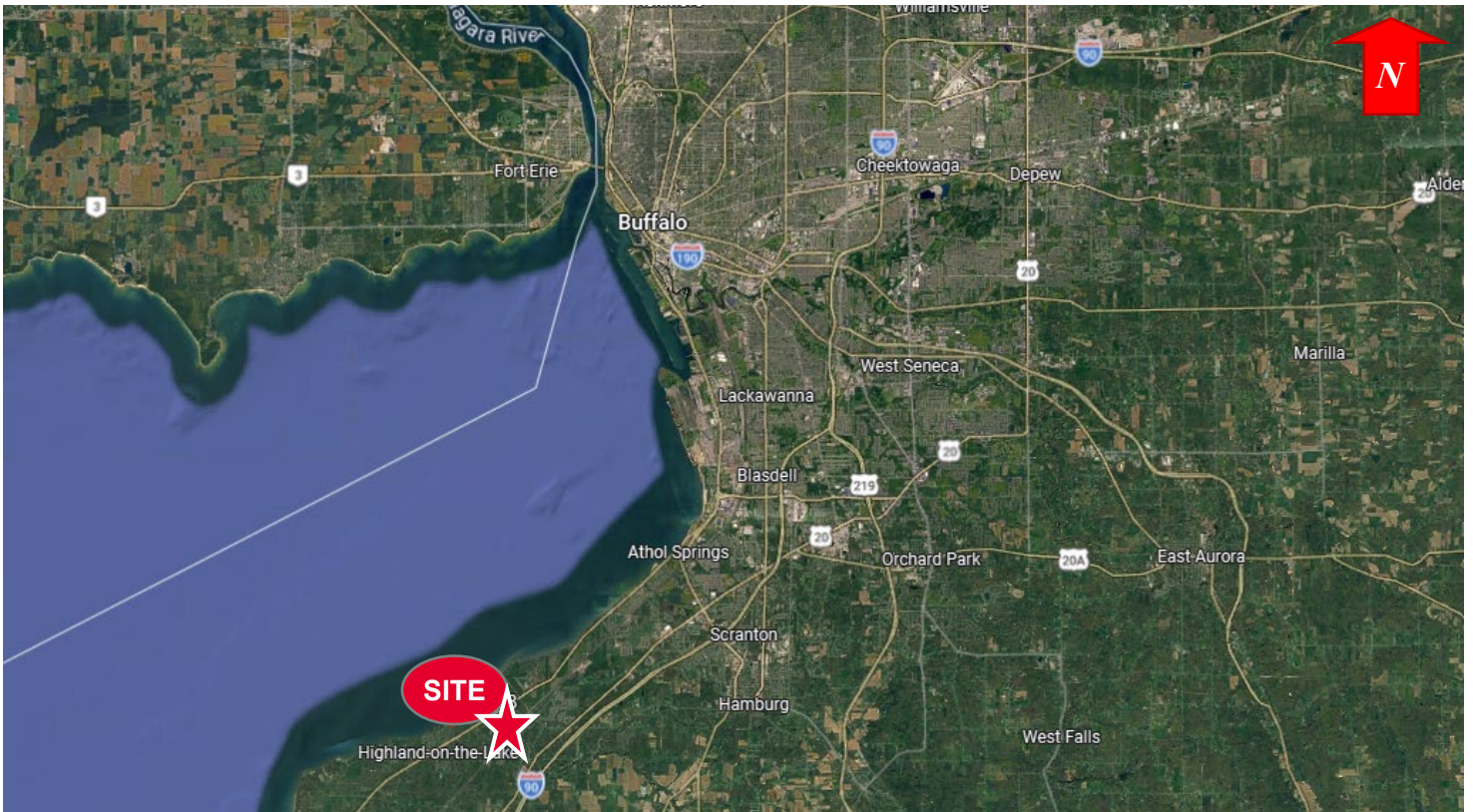
Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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Location Map



Aerial

