



67 Washington Street Auburn, NY 13021

## Investment Opportunity:

Real Estate Offering for Established,  
Award-Winning Restaurant



GINA SPENO

Licensed Real Estate Salesperson

(315) 374-6664 (c)

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# 67 Washington Street

AUBURN, NY 13021



**VENTURE**  
BROKERAGE GROUP

## AVAILABLE OPPORTUNITY

- » PRICE REDUCED: \$459,000
- » 4,380 SF on 0.17 acres
- » 12 parking spaces with building & free street parking
- » Prominent historic steakhouse in Cayuga County, currently Balloons Restaurant & Catering



## PROPERTY HIGHLIGHTS

- » Recent Upgrades: New Ansul system, carpeting, windows & roof
- » High Traffic counts: 25,143 VPD on Arterial Highway East, 2,875 VPD on Washington Street, just off US Route 20 with 21,064 VPD
- » Rich history of Balloons established in 1934, family-owned since 1991
- » Full commercial kitchen with U-shaped bar seating & spacious dining room

**Established restaurant with a 40+ year operating history, strategically located in a walkable neighborhood supported by a strong and consistent customer base.**

HISTORIC RESTAURANT FOR SALE

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## PROPERTY PHOTOS



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## MARKET AERIAL



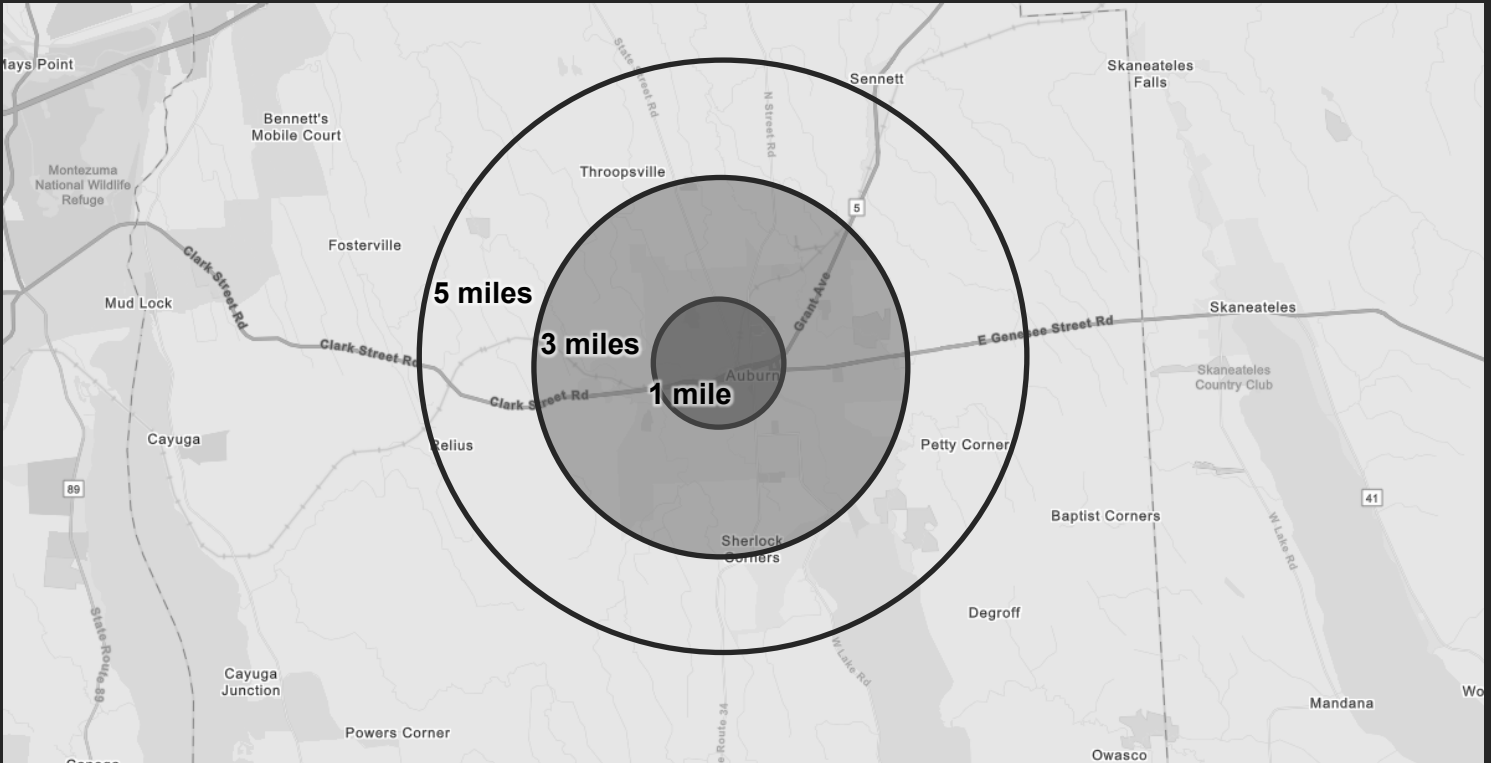


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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	12,595	31,460	35,613
Daytime Population	15,663	34,096	37,761
Households	5,340	13,955	15,582
Average Household Income	\$60,604	\$79,718	\$84,416



**1,370**  
Businesses



**20,441**  
Employees



**\$173,880**  
Median Home Value



**42.5**  
Median Age