



FOR SALE - LOCATED IN QUANT SOUTHERN TIER VILLAGE

AFFORDABLE MIXED-USE RETAIL WITH WALK-UP APARTMENT

Property Highlights

- Turnkey handmade ice cream business with 4.9 stars on Google.
- Large garage with fenced-in backyard.
- 2-bedroom apartment is recently updated and has been rented for 3 years at \$1,000/month.
- On State Route 34, across from Dandy Market, a liquor store, and the post office.
- Across from the village park and near the school.
- Potential for a coffee shop, BBQ, or office/retail in a food-starved village.
- Great starter business property for aspiring entrepreneurs.

EXCLUSIVE CONTACT

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