

FOR SALE  
AUBURN, NEW YORK

 **DONOVAN**  
REAL ESTATE SERVICES

**ANCHOR**  
Real Estate Advisors



# A Cozy Neighborhood Bar & Restaurant

A turnkey, fully-equipped building on a corner lot — with room to grow,  
inside and out.

OFFERED AT

**\$495,000**

2,200 SF Building 0.47-Acre Lot  
NC Zoning

78 FRANKLIN STREET, AUBURN, NY 13021

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# An established gathering place, ready for its next chapter.

78 Franklin is a fully-equipped neighborhood bar and restaurant building offered for sale in the heart of Auburn. Beyond the main floor, the property includes a full basement and an attic/loft space, a large covered patio, and an open rear yard for additional entertaining — all on a 0.47-acre corner lot zoned for a wide range of commercial uses.

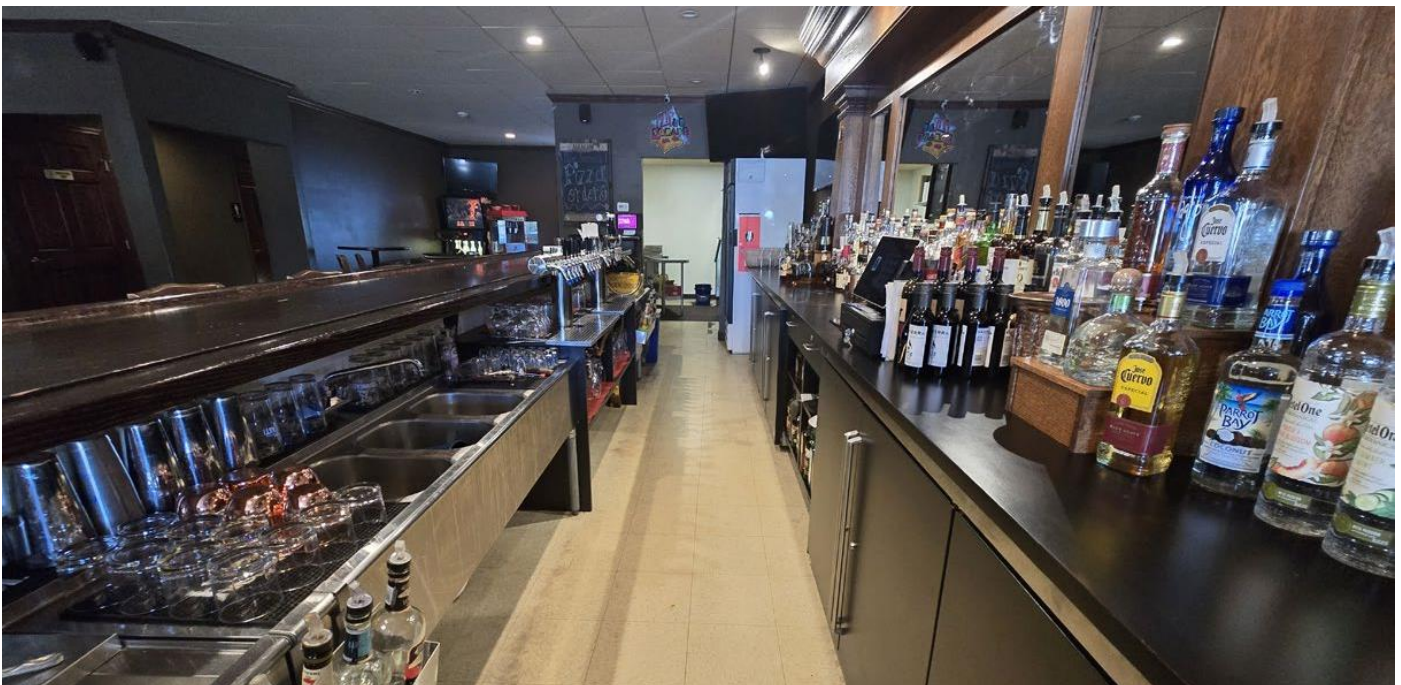
Please note: the building only is offered for sale. The operating business is not included.

<p><b>\$495,000</b></p> <p>OFFERING PRICE</p>	<p><b>2,200 SF</b></p> <p>BUILDING SIZE</p>	<p><b>0.47 AC</b></p> <p>LOT</p>	<p><b>NC</b></p> <p>ZONING DISTRICT</p>
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PERMITTED USES INCLUDE

**Bar · Restaurant · Office · Day Care · Retail**

<p>SCHOOL TAX</p> <p><b>\$4,833.84</b></p>	<p>CITY/COUNTY TAX</p> <p><b>\$5,327.89</b></p>
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# Room to grow, inside and out.

## 01 2,200 SF Main Floor

Open bar and dining area with established layout and fixtures.

## 02 Full Basement

Generous storage or future expansion space below grade.

## 03 Attic / Loft Space

Additional usable square footage above the main level.

## 04 Covered Patio & Open Yard

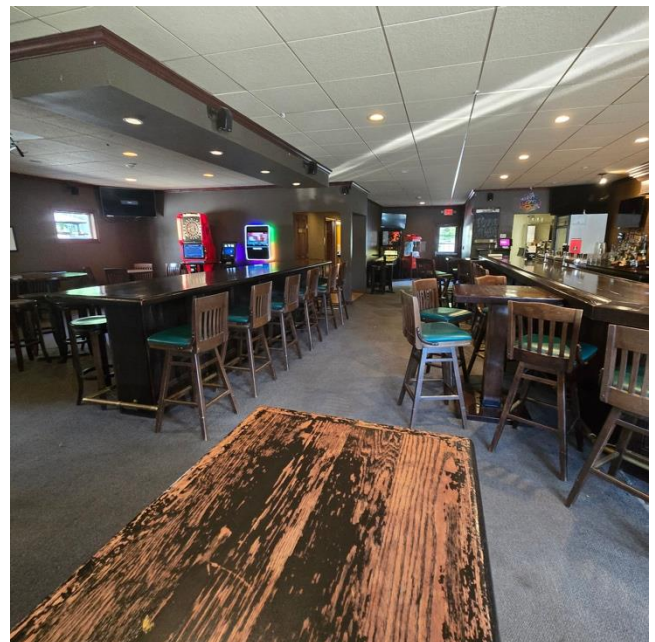
Large outdoor entertaining areas — a rare amenity in the district.

## 05 Expandable Kitchen

Existing food-prep area can be built out to a full kitchen.

## 06 Multi-Use Zoning

NC district supports bar, restaurant, office, day care & retail.



# Inside the Bar

Bar & Seating Area · Service Area · Back Bar



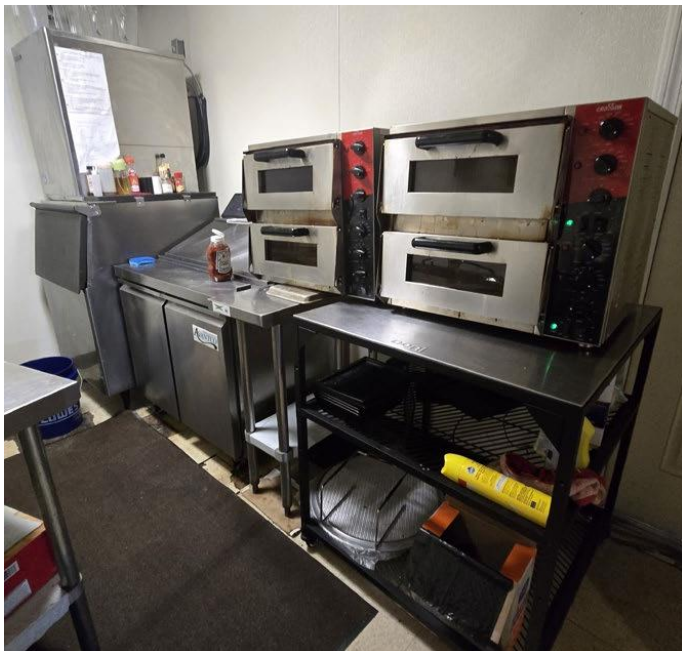
# Outdoor Spaces

Open Yard · Covered Patio · Tented Entertaining Area



# Kitchen & Food Prep

Existing food-prep area — can be expanded to a full kitchen.



# NC — Neighborhood Commercial District

The NC district is intended to promote well-designed, medium- and small-scale commercial development that is compatible with the surrounding neighborhood. The property's flexible zoning supports a broad range of by-right and special-permit uses.

## PERMITTED USES

- Animal grooming
- Artist studio
- Bakery, retail
- Bed-and-breakfast
- Day-care center / facility
- Day-care, family home
- Dry-cleaning outlet
- Dwelling, 3–4 units
- Dwelling, single-family
- Single-family semidetached
- Dwelling, townhouse
- Dwelling, two-family
- Healthcare, outpatient
- Health club
- Home occupation
- Inn
- Makerspace
- Microbrewery
- Mixed-use building
- Nursery school
- Place of worship
- Public / semipublic use
- Restaurant
- Restaurant, quick service
- Retail, goods & services

## BY SPECIAL-USE PERMIT

- Bar
- Dwelling, 5+ units
- Motor vehicle service station
- Office
- Wireless telecom facility

## ACCESSORY USES

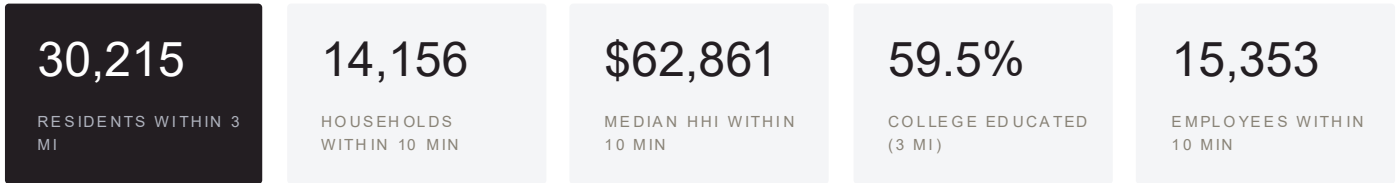
Accessory dwelling unit; uses & structures accessory to a permitted principal use.

### NOTE

Uses not expressly permitted are prohibited. Parking, signage & supplemental regulations per City Code apply.

# A dense, established trade area.

As the commercial hub of Cayuga County, Auburn places 78 Franklin within reach of a substantial base of residents, households, and daytime employees.

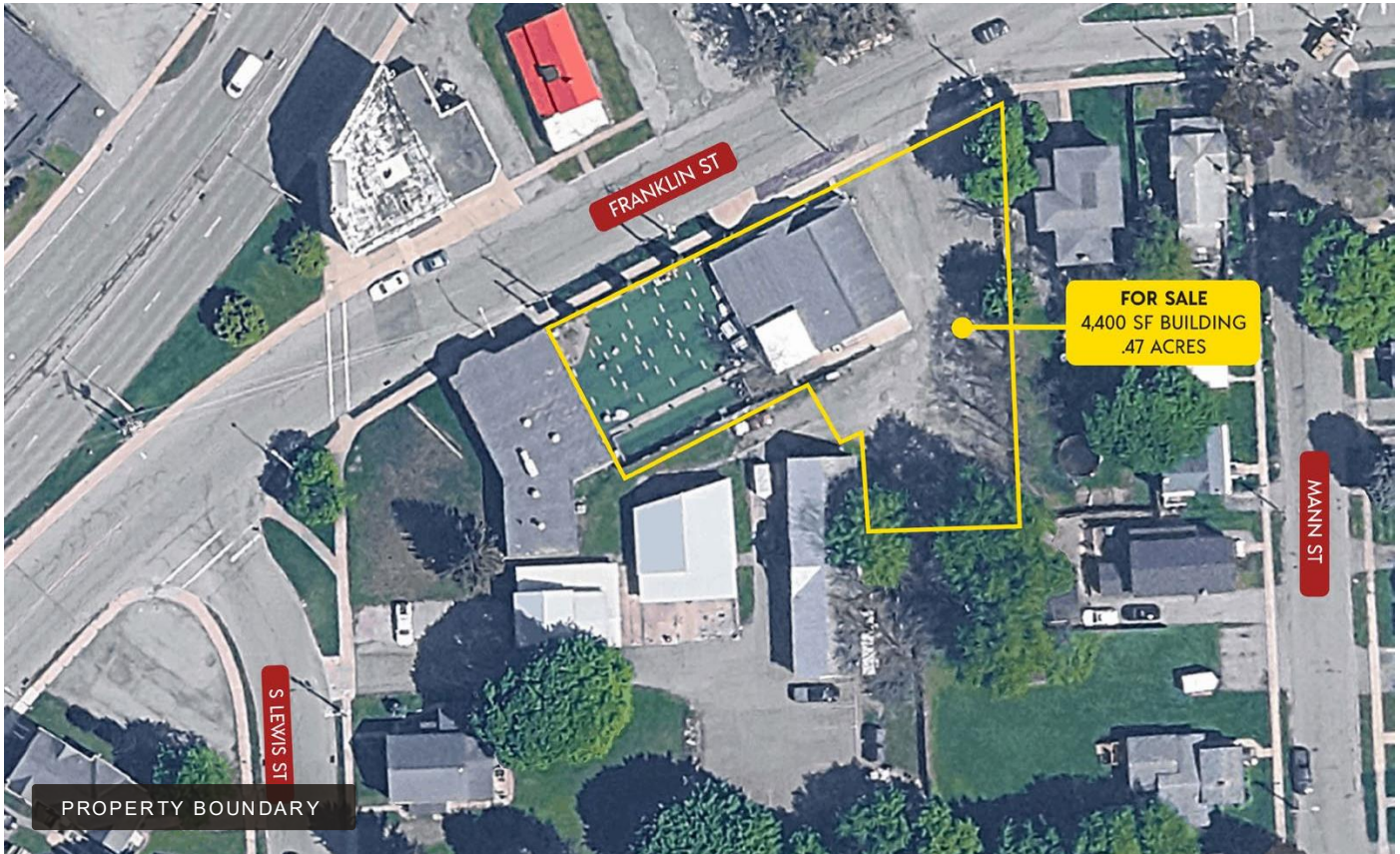


2026 ESTIMATES	1 MILE	2 MILES	3 MILES	10 MIN
Population	13,761	27,205	30,215	<b>31,959</b>
Households	6,244	12,132	13,447	<b>14,156</b>
Median Age	41.1	41.1	41.8	<b>42.2</b>
Avg. Household Income	\$71,562	\$75,274	\$79,393	<b>\$82,162</b>
Median Household Income	\$54,272	\$57,115	\$60,691	<b>\$62,861</b>
College Educated	60.9%	58.8%	59.5%	<b>59.7%</b>
Total Businesses	657	1,003	1,135	<b>1,222</b>
Total Employees	7,543	12,044	13,964	<b>15,353</b>

Source: market demographic estimates, 2026. Figures rounded.

# A 0.47-acre lot.

With frontage on Franklin Street, the property combines on-site parking, a covered patio, and an open rear yard — a rare blend of indoor and outdoor space in a walkable neighborhood setting.



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# Contact us today.

Schedule a private tour of 78 Franklin Street and explore the opportunity in person.

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer should independently verify all information.  
The building only is offered for sale; the operating business is not included.