



\$179,000

24 E Dyke Street
Wellsville, NY 14895

3,481 sq ft

MLS #: B1672395

Listing by Homestar Realty, 585-593-4444



Commercial

Turnkey nightlife opportunity! This fully equipped nightclub/bar is ready for its next owner and set up for success. Featuring a spacious layout, the property boasts a large dance floor perfect for high-energy crowds, along with an expansive bar area designed to handle peak nights with ease. A dedicated DJ booth anchors the entertainment space, making it ideal for live DJs, themed events, and private parties. The interior flows seamlessly into an impressive outdoor setup, complete with an outdoor bar and a generous entertaining area —perfect for seasonal events, concerts, and open-air gatherings. The property also offers ample on-site parking, providing convenience for guests and supporting high-volume traffic. Numerous upgrades and features enhance both functionality and appeal, minimizing the need for immediate improvements. Whether you're looking to launch a new venture or expand your portfolio, this property delivers the space, layout, and amenities to create a premier nightlife destination.

Property Features

- **# of Parking Spaces:** 40
- **Building Area Total:** 3481
- **County/Area:** Allegany County
- **Cross Street:** Main St
- **Heating:** Gas, Forced Air
- **Inclusions:** Equipment, Inventory, Land and Building
- **Levels:** One
- **Listing Status:** Active
- **Listing Terms:** Cash, Conventional
- **Lot Features:** Irregular Lot
- **Lot Size:** 0.4500
- **Lot Size Area:** 0.45
- **Lot Size Square Feet:** 19602
- **Lot Size Units:** Acres
- **Main Type:** Commercial Sale
- **Number Of Buildings:** 1
- **Operating Expense Includes:** Other, See Remarks
- **Parcel Number:** 027001-239-010-0003-002-001-0000
- **Parking Spaces:** 40
- **Possession:** Close Of Escrow
- **Property Condition:** Resale
- **Property Type:** Commercial
- **Roof:** Shingle
- **School District:** Wellsville
- **Special Conditions Details:** Standard
- **Sq.Ft.:** 3481
- **Stories:** 1 Story
- **Stories Total:** 1
- **Sub Type:** Commercial
- **Tax Annual Amount:** 257206
- **Tax Assessed Value:** 240600
- **Tax Lot:** 2
- **Tax Other Annual Assessment Amount:** 240600
- **Township:** Wellsville-Village
- **Utilities:** Water Connected
- **Water Source:** Public
- **Year Built:** 1970
- **Year Built Details:** Existing
- **Zip Code:** 14895
- **Zoning:** 05, Commercial



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