

FOR SALE

9501 NEW YORK 13

9501 New York 13, Camden, NY 13316



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of the thriving Camden area. This expansive 15,358 square foot building is currently configured for a banquet/ event center, restaurant and motel for multiple income streams. The existing restaurant comes fully furnished with all kitchen equipment, an Ansel system, two full service bars, dishes, silverware, and dining furniture, and it is valued at over \$300k. The second level motel space, with a private entrance, consists of six fully furnished, modern units with private baths, mini-fridge and coffee maker. Supporting these operations is an ample storage space with a dedicated unit on the second level, apart from the motel as well as a large parking lot, sufficient for all operations simultaneously. Boasting a strategic location within the Camden area, the property benefits from high visibility and easy accessibility, ensuring maximum exposure to potential patrons. With its generous square footage and strategic positioning, this property presents a compelling prospect for investors looking to establish or expand their presence in a vibrant and growing market. Embrace the potential of this impressive property as the cornerstone for your retail, hospitality or restaurant venture in the bustling Camden area.

PROPERTY HIGHLIGHTS

- Expansive 15,358 SF building
- 2.25 +/- Acres
- Fully Furnished, Turn-Key Restaurant
- Fully Furnished Turn-Key Motel
- Fully Furnished Turn-Key Event Center
- Large Parking Lot
- High visibility and easy accessibility
- Strategic location in the thriving Camden area

OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	2.25 Acres
Building Size:	15,358 SF

CHRIS SURACI

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EXTERIOR PHOTOS

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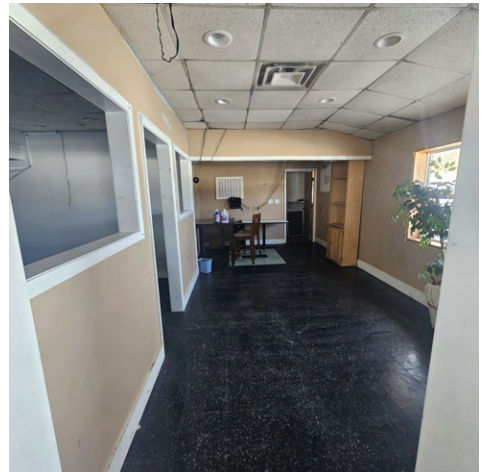
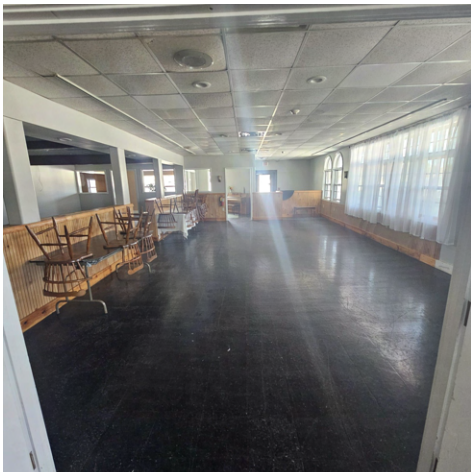
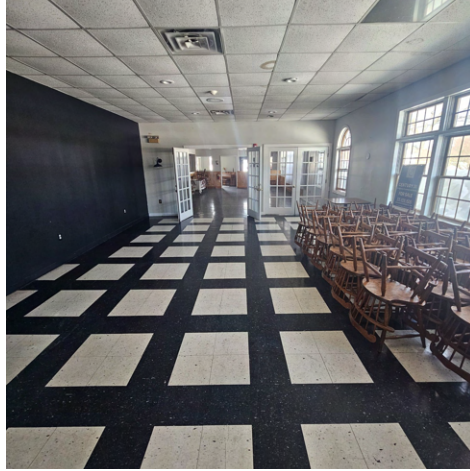
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RESTAURANT PHOTOS

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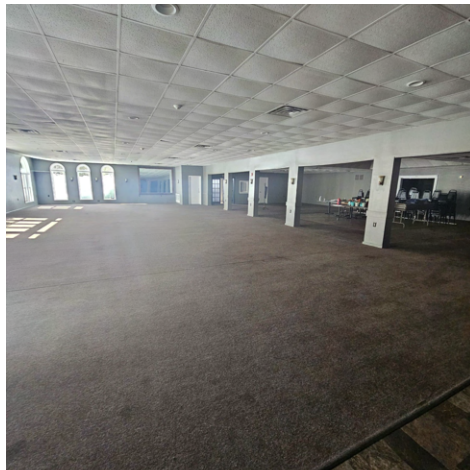
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EVENT CENTER PHOTOS

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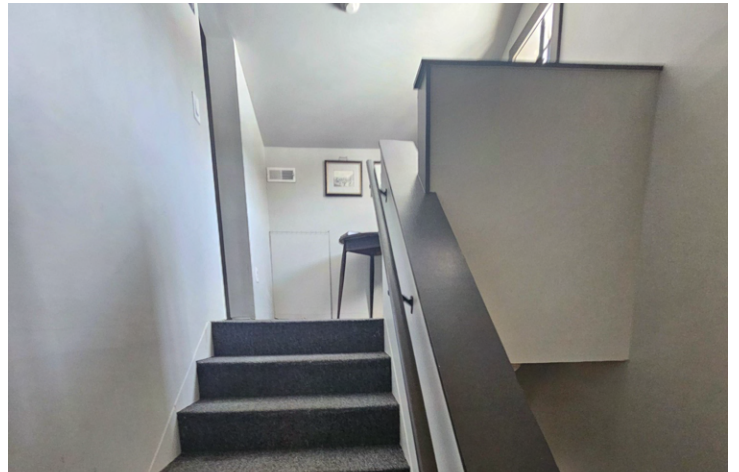
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MOTEL PHOTOS

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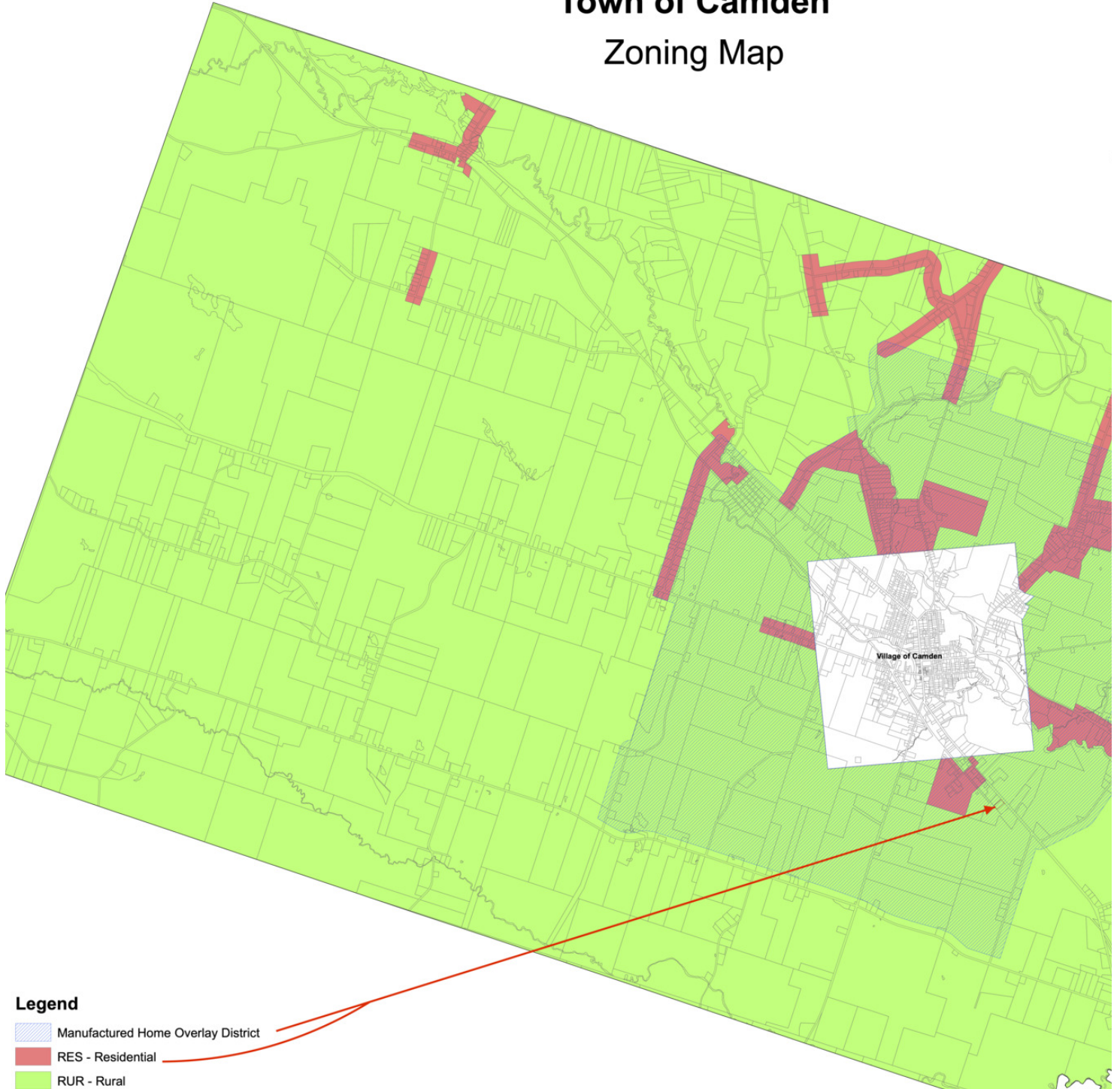
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
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Rural with Manufactured Home Overlay

Town of Camden Zoning Map



Legend

-  Manufactured Home Overlay District
-  RES - Residential
-  RUR - Rural

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Article III. Zoning District Use Regulations

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§ 220-6. Use Schedule: Permitted uses in Zoning Districts.

Schedule A: Use requirements by Zoning Districts

Key:

X = Building permit required from Enforcement Officer

S = Site plan review required from Planning Board

SP = Special use permit required from Planning Board

T = Permitted upon approval of Town Board

— = Prohibited in this district

	Residential-RES	Rural-RUR
Accessory use or structure	Allowed in all zones as required by principal use	
Bed-and-breakfast, boarding/rooming house	—	SP
Battery energy storage systems, large	—	SP
Battery energy storage systems, small	X	X
Campground	—	SP
Cemeteries (other than private)	S	SP
Community center	—	SP
Dwelling, one- and two-family	X	X
Dwelling, multiple-family	—	SP
Essential facilities	S	SP
Excavation, commercial	—	T
Farm, forest, or food products processing facility	—	SP
Farm operations and accessory building and uses	—	X
Fraternal/social club or lodge	—	SP
Funeral home	—	SP
Golf course	—	SP
Home occupations	SP	SP
Hotel, motel	—	SP
Junkyard	—	t
Kennel	—	SP

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	Residential-RES	Rural-RUR
Landfill	—	T
Manufacturing	—	SP
Manufactured home, single-wide, individual lot	X*	X*
Manufactured home park	—	SP*
Motor vehicle service station	—	SP
Nursing homes, adult homes and hospice homes	—	SP
Professional offices	—	SP
Public and semi-public facility	—	SP
Recreation, commercial	—	SP
Recreation, private	—	SP
Religious institution	—	SP
Restaurants and taverns	—	SP
Retail sales and service	—	SP
Retail sales and service, large product	—	SP
Solar energy systems, large	—	SP
Solar energy systems, small	X	X
Solid waste recycling/reprocessing	—	SP
Stable, commercial	—	SP
Wind energy systems, major	—	—
Wind energy systems, minor	—	SP
Wholesale storage or warehousing	—	SP

NOTE:

* Outside of Manufactured Home Overlay District only

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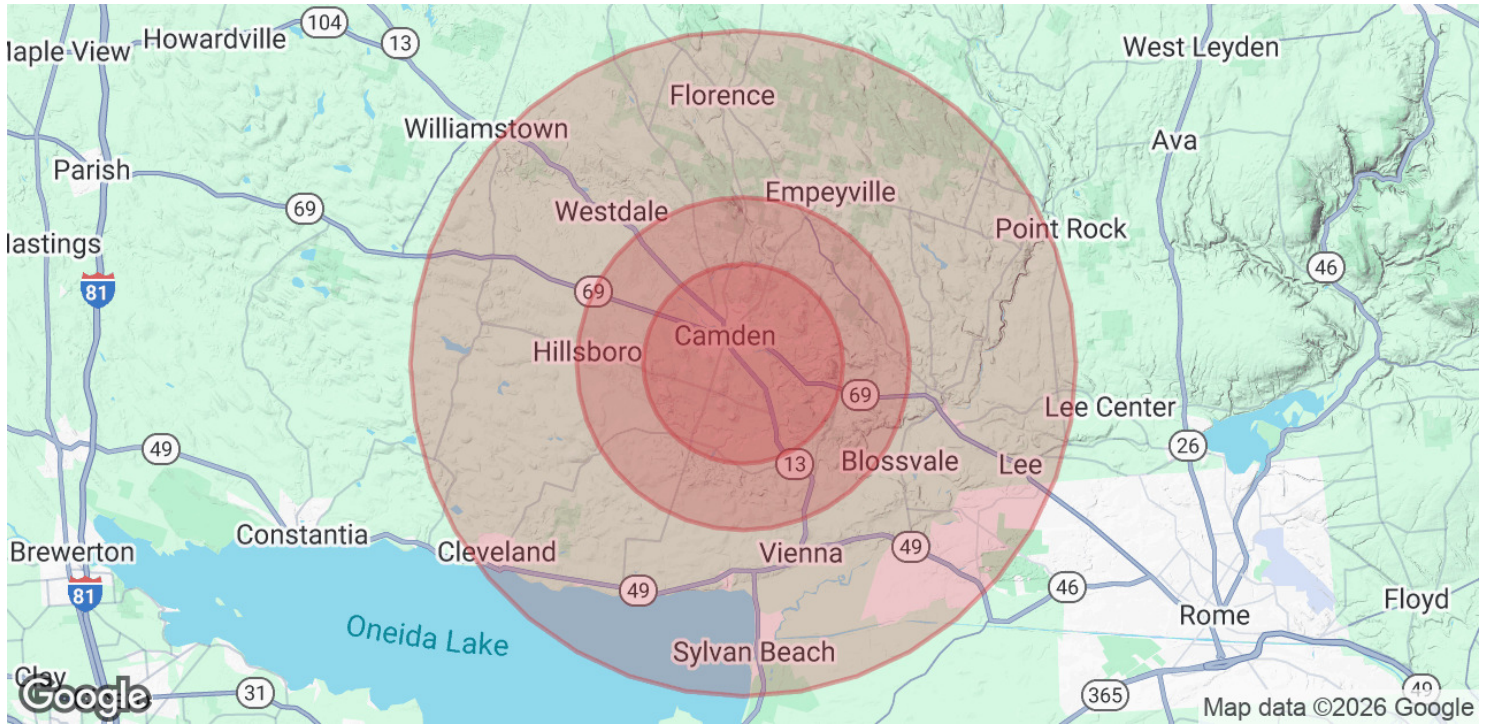
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,615	6,065	17,495
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,497	2,410	7,035
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$84,445	\$85,521	\$85,391
Average House Value	\$211,806	\$199,249	\$182,784

Demographics data derived from AlphaMap

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