

FOR SALE

367 DELAWARE AVE

DELMAR, NEW YORK 12054

TURN-KEY RESTAURANT & BAR OPPORTUNITY



+/- 2,095 SF RESTAURANT & BAR

- FORMER HOME TO SWIFTY'S RESTAURANT & BAR
- FULLY TURN-KEY OPERATION
- PARKING LOT WITH +/- 30 SPACES
- +/- 0.38 ACRES
- HIGH VISIBILITY LOCATION WITH STRONG TRAFFIC COUNTS
+/- 11,501 AATD & EXCELLENT EXPOSURE
- EXISTING FURNITURE, FIXTURES, AND EQUIPMENT
INCLUDED IN SALE

AVAILABLE
FOR SALE

\$899,000

FOR MORE
INFORMATION
PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

AMBER R. HENSLEY
NYS Licensed Real Estate Salesperson
(518) 788-7206 mobile
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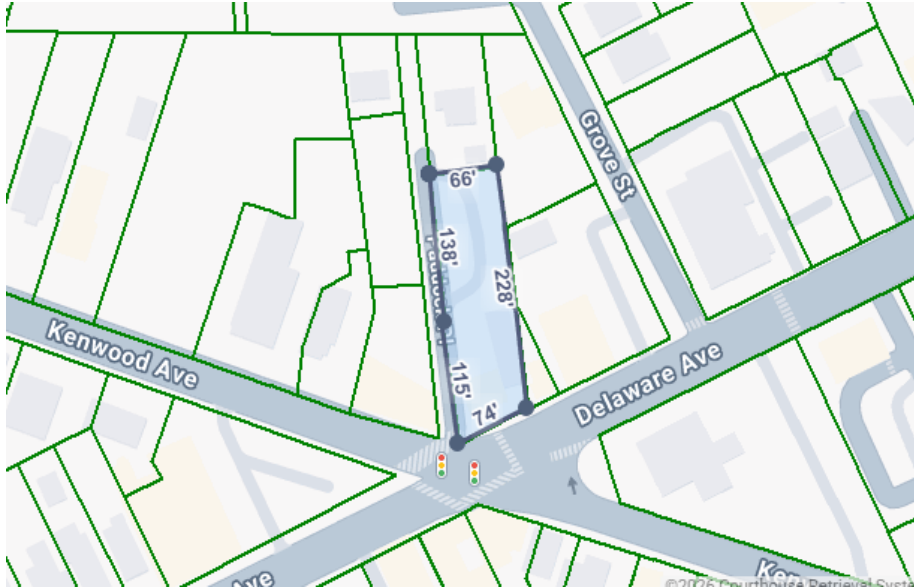


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TAX MAP



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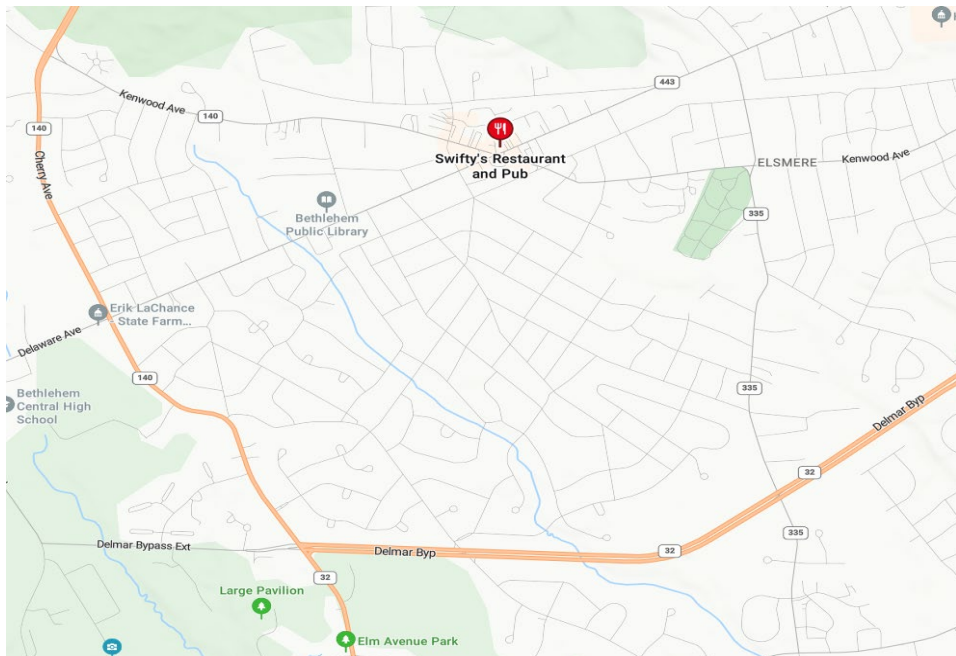
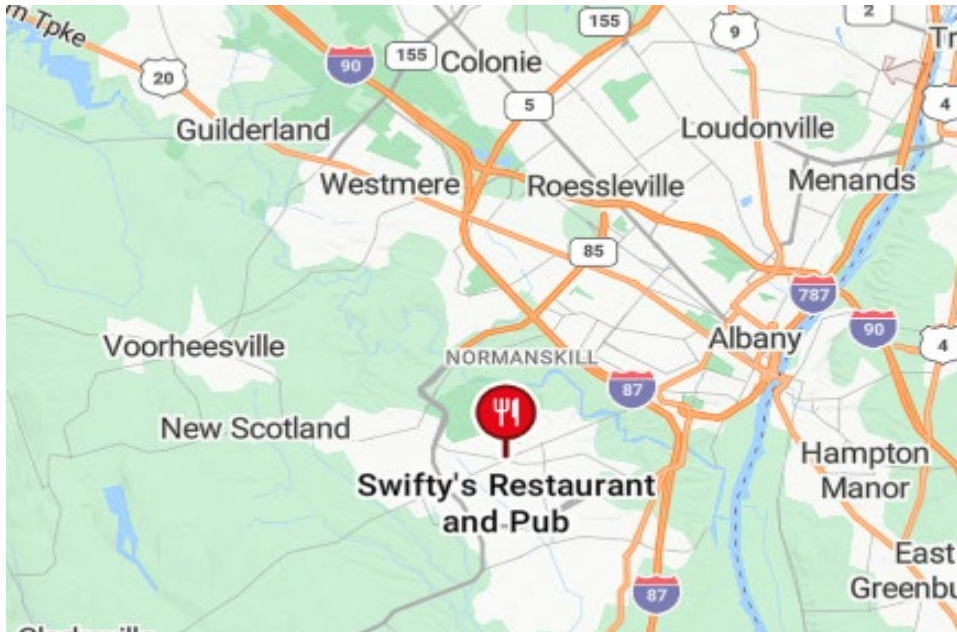
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LOCATION



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AERIAL



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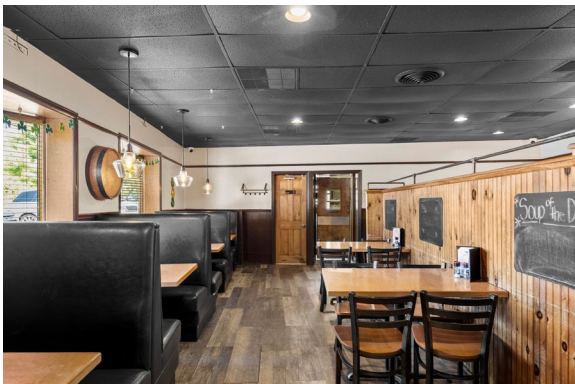
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PHOTOS



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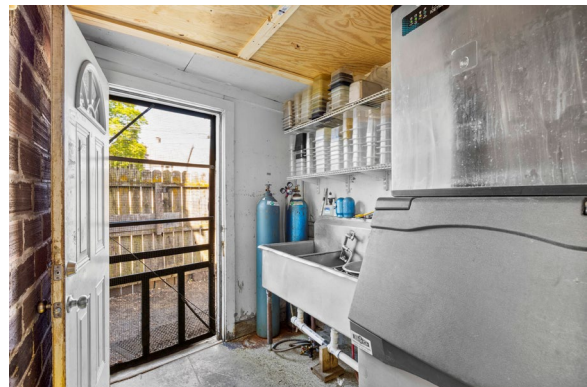
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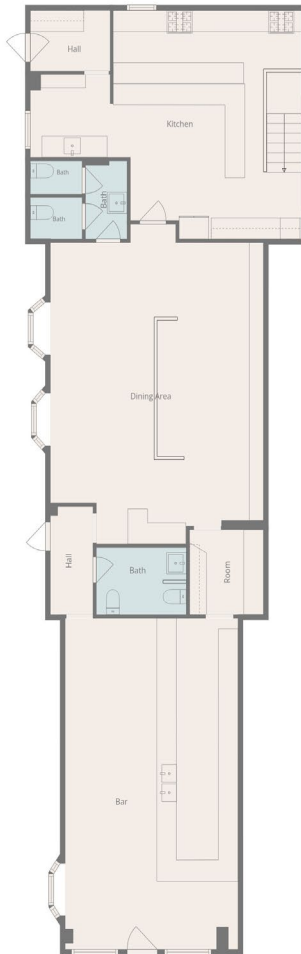
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FLOOR PLANS: 1st FLOOR



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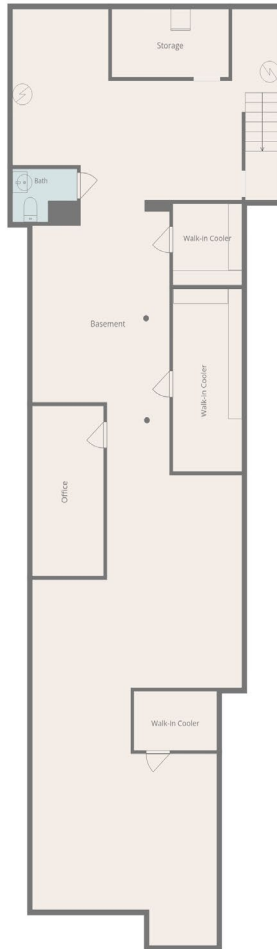


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FLOOR PLANS: BASEMENT



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DEMOGRAPICS

Population			
	2 miles	5 miles	10 miles
2020 Population	19,638	142,423	304,019
2025 Population	20,370	144,448	308,773

Households			
	2 miles	5 miles	10 miles
2020 Households	8,133	59,811	127,566
2025 Households	8,437	60,314	128,985

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$148,514	\$97,373	\$105,046
Median Household Income	\$119,990	\$74,259	\$82,947

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$358,084	\$286,404	\$293,928
Median Year Built	1969	1957	1965

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