

2 Mixed-Use Buildings For Sale, fully leased!

5959 E. Main Street & 1543 Lockport St, Olcott, NY 14126



OFFERING SUMMARY

Sale Price:	\$599,900
Lease Rate:	Call for Details
Lot Size:	0.07 Acres
Year Built:	1951
Building Size:	6,260 SF
Zoning:	Village Business
Price / SF:	\$95.83

PROPERTY OVERVIEW

Fully renovated sports bar available for sale or lease. Excellent location in a charming destination town on the shores of Lake Ontario. Lake views from the large patio. Ground floor bar with 6 apartments on the second floor with walk-out deck on end rear unit and studio on the first floor. Newer roof, siding and furnace. Liquor license could be available to new tenant. Year round income. Adjacent restaurant and a store front. Seller will hold private mortgage for a qualified buyer with \$200,000 down. Total package does not include the adjacent 1+/- acres of additional land. The sports bar is currently available. The adjacent restaurant is currently leased, both bar and restaurant can be connected and operated as one business. Price includes both buildings. Currently 100% Leased, call for annual income information.



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LOCATION DESCRIPTION

Immerse yourself in the inviting atmosphere of Olcott, NY, a quaint lakeside community that offers an enticing prospect for your new venture. Situated near the tranquil shores of Lake Ontario, the area around 5959 E. Main Street & 1543 Lockport St is teeming with potential for a thriving retail or restaurant venture. Visitors to this charming locale can explore the historic Olcott Beach Carousel Park, indulge in delectable cuisine at local dining establishments, and partake in a variety of outdoor recreational activities. Seasonal events draw a steady stream of foot traffic, making this a prime location for a dynamic sports bar or restaurant. Seize the opportunity to be part of this bustling, welcoming community and establish your business in this vibrant area.

PROPERTY HIGHLIGHTS

- Fully Leased
- Investment Property
- Great Location
- Many Nearby Attractions
- Sale Includes Both Buildings
- Any Reasonable Offer Considered



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ADDITIONAL PHOTOS

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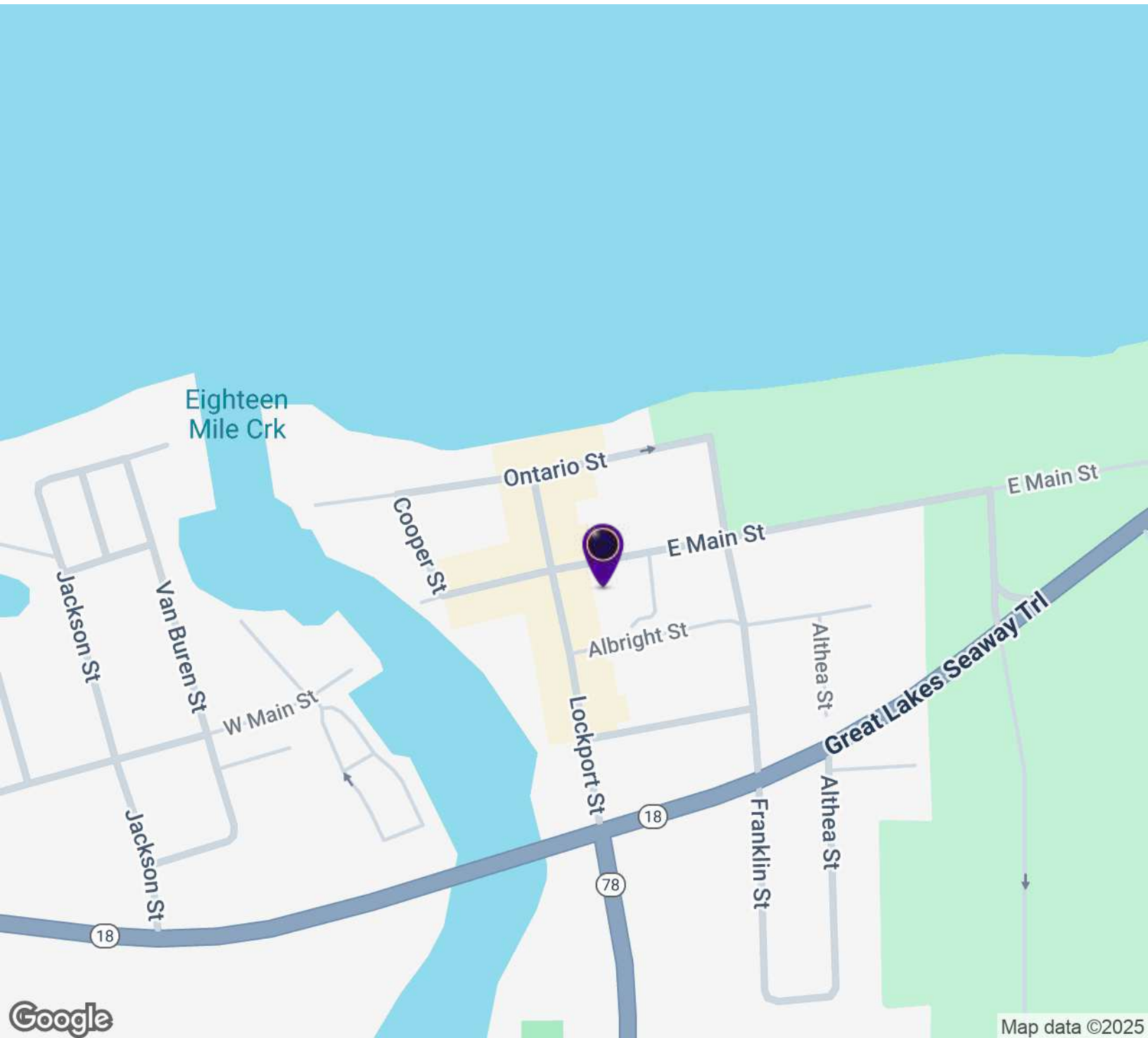


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LOCATION MAP

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