

CONFIDENTIAL LISTING

**BUSINESS AND PROPERTY
2347 W GENESEE, BALDWINSVILLE**



- 17,500+/- SF
- 3.5 ACRE LOT
- ZONED CLASS GC
- TAX ID #: 050.-02-22.1
- 135 PARKING SPACES
- 11 RESIDENTIAL RENTAL UNITS
- HIGH VISIBILITY
- BALDWINSVILLE, NY

- FULLY RENOVATED- \$1.2 MILLION INVESTMENT
- 300 SEAT MAIN DINING ROOM
- 100 SEAT BANQUET ROOM
- TURN KEY OPERATION
- HIGH DEMAND
- WALKING DISTANCE TO VILLAGE CENTER



SEIZE THE OPPORTUNITY TO OWN A RESTAURANT BUSINESS ALONG WITH ITS PRIME REAL ESTATE! THIS FULLY RENOVATED EATERY BOASTS A LOYAL CUSTOMER BASE, EXCELLENT REVIEWS, AND A STRATEGIC LOCATION

**FOR SALE
\$2,900,000**

**VINCENT MANGAN
LICENSED REAL ESTATE SALESPERSON
C: 315.876.2691 | O: 315.396.0493
VMANGAN@ACROPOLISREALTYGROUP.COM**

**ACROPOLIS REALTY GROUP, LLC
115 E JEFFERSON STREET, SUITE 300
SYRACUSE, NY 13202
WWW.ACROPOLISREALTYGROUP.COM**