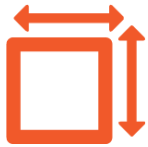


# FOR SALE

68-78 RIVER ST HORNELL, NY 14843



**8,312**  
SQUARE FEET



**14,994**  
PEOPLE WITHIN 5 MILES



**\$499,000**  
SALE PRICE

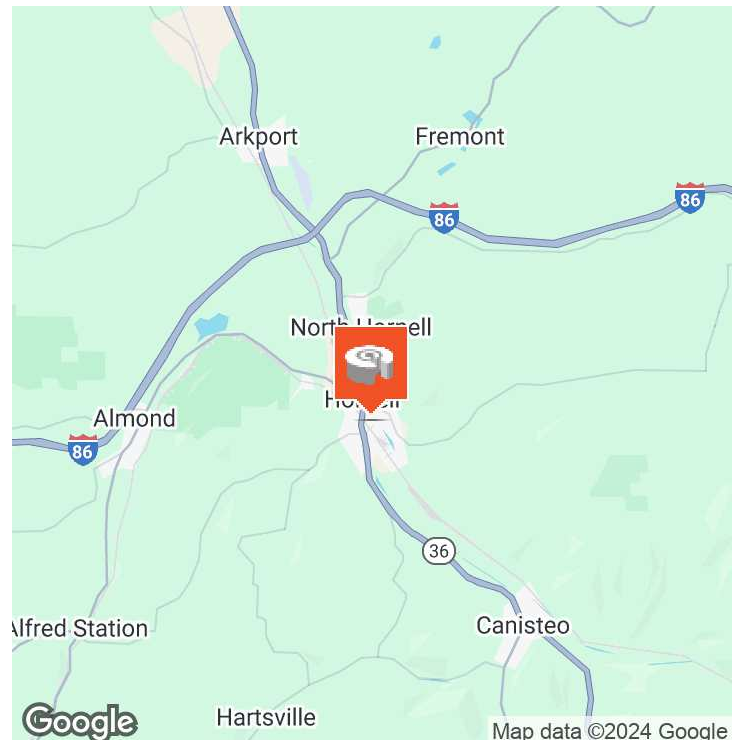
## OFFERING SUMMARY

Sale Price:	\$499,000
Number of Units:	4
Lot Size:	0.524 Acres
Building Size:	8,312 SF

## LISTING SUMMARY

Fantastic opportunity to own a fully operational sports bar in a prime Hornell location! Features a large VIP room, outdoor beer garden, and established clientele. Includes three rented apartments for added monthly income. Perfect for owner-operators looking to step into a thriving business with great revenue potential.

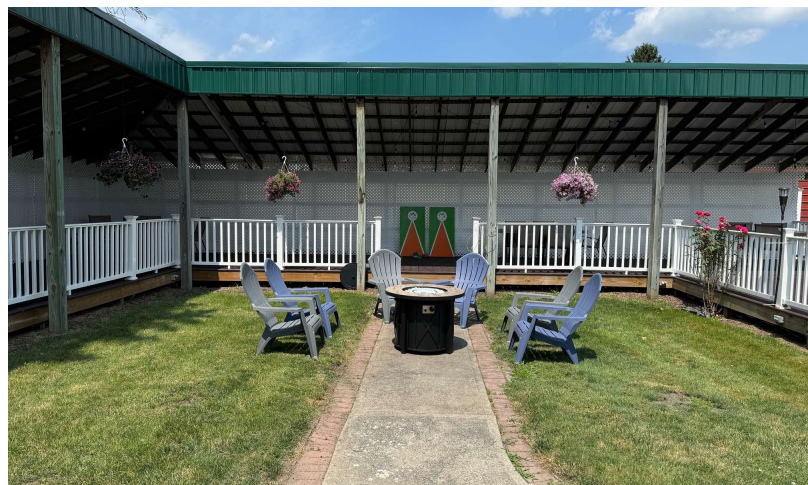
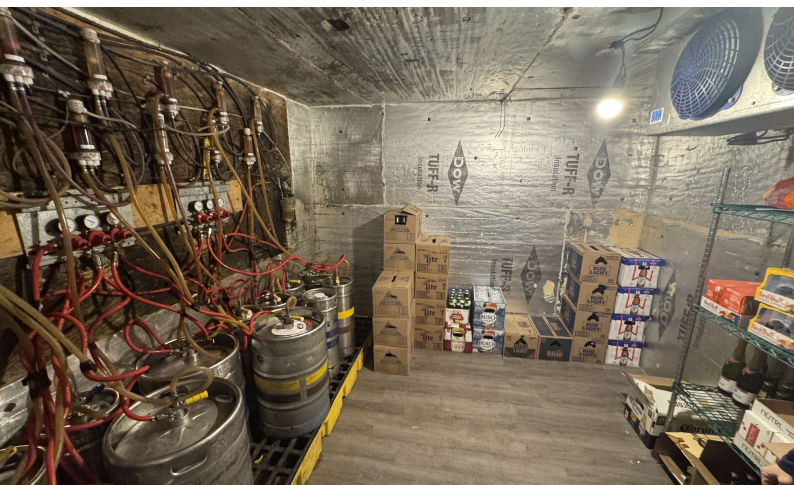
Rental units generate \$2,600 a month in income. Bar will be vacant upon sale.



# FOR SALE

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## ADDITIONAL PHOTOS



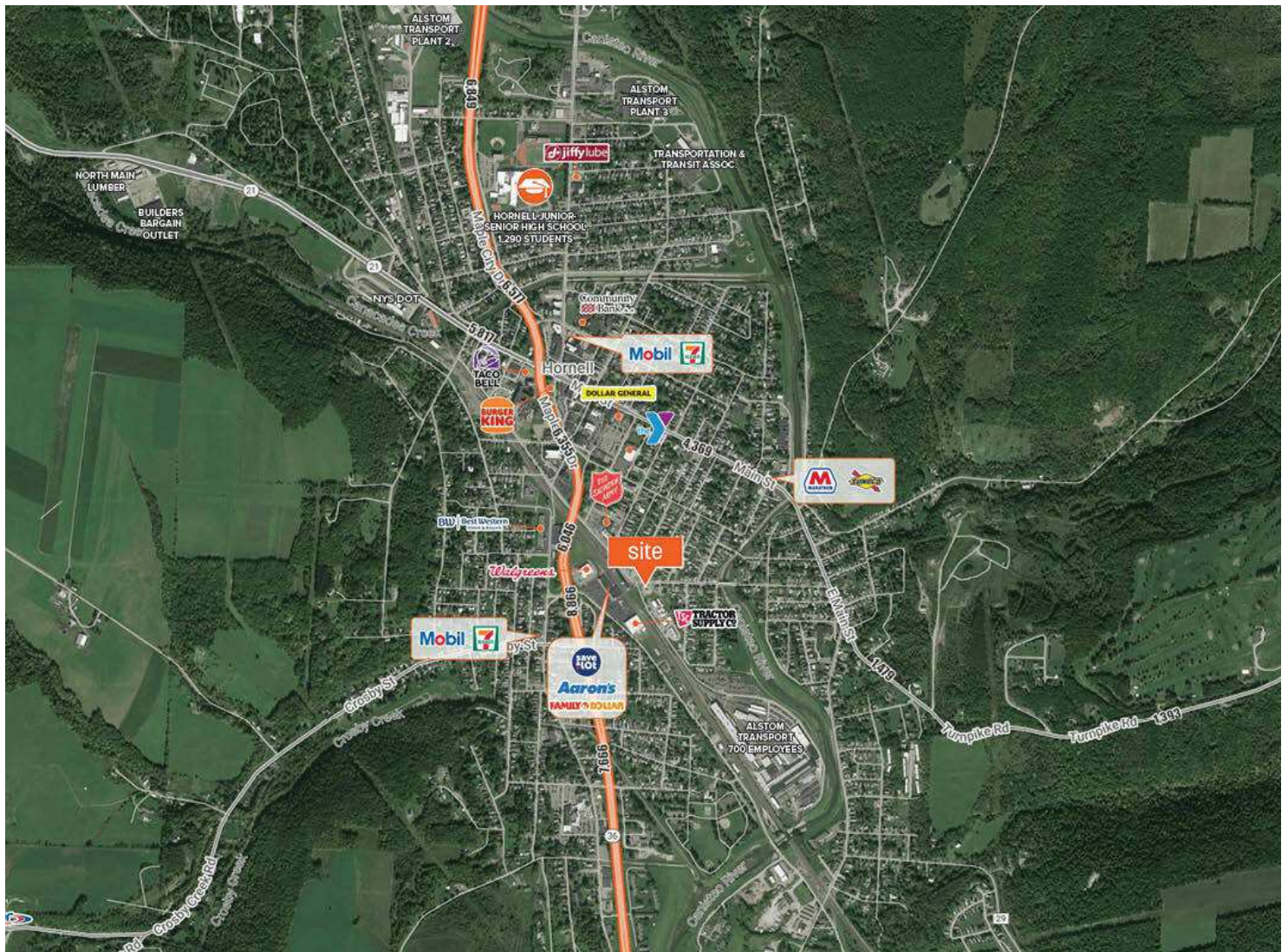
**DANIEL BOSIO**  
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# FOR SALE

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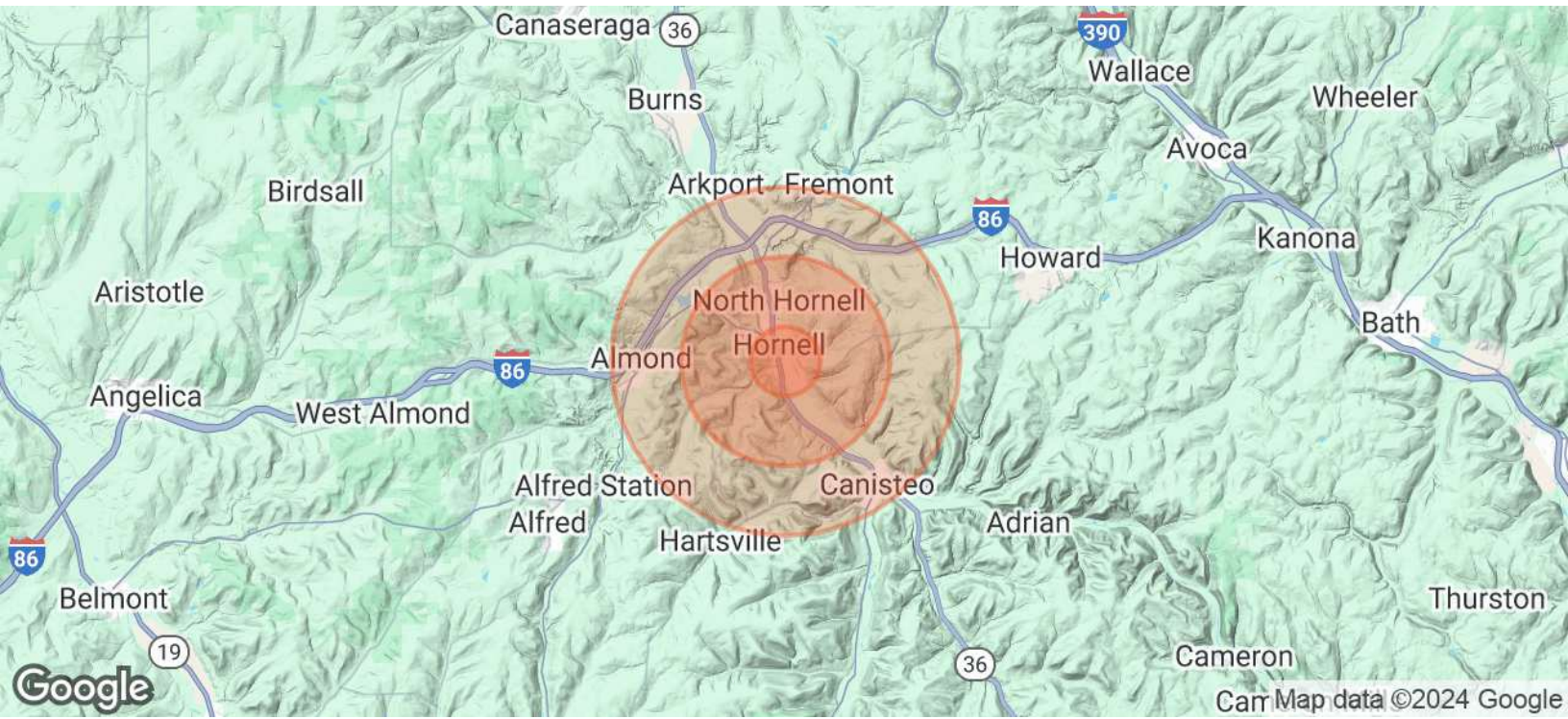
## MARKET AERIAL



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,666	10,232	14,994
Average Age	40	42	42
Average Age (Male)	39	40	41
Average Age (Female)	41	43	43

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,350	4,455	6,505
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$61,417	\$65,528	\$70,677
Average House Value	\$129,773	\$144,773	\$147,918

Demographics data derived from AlphaMap

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