

LAKE ONTARIO RESTAURANT & LAUNDROMAT

12050 New York 12E, Chaumont, NY 13622



PROPERTY DESCRIPTION

Discover a unique investment opportunity in the heart of the Chaumont area. This property offers 4,421 square feet of prime retail/restaurant space, across both two buildings in this vibrant community. Boasting a distinctive charm and character, the restaurant has undergone a full restoration including handmade booths, outdoor setting space, and a bar out restoration in 2019 costing upwards of \$50,000. This offering also includes a turn-key laundromat with additional parking. Its central location provides excellent visibility and accessibility, ensuring a steady flow of potential customers. Don't miss the chance to own a piece of history while building a thriving business in this sought-after area.

PROPERTY HIGHLIGHTS

- Full Restoration of space in 2019
- Turn-Key Laundromat Included
- Beautiful Blue Heron Restaurant
- Distinctive charm and character
- Excellent visibility for business
- Central and accessible location
- Spacious interior for versatile business layout
- Outdoor seating & display
- Ample space for customer parking
- Well-maintained and Renovated

DEMOGRAPHICS	5 MILES	1 MILE	3 MILES
Total Households	1,372	312	676
Total Population	3,233	772	1,624
Average HH Income	\$91,030	\$101,996	\$99,397

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.65 Acres
Building Size:	4,421 SF

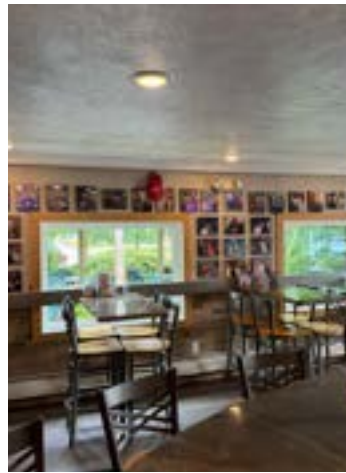
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 Bridgeway Realty



BLUE HERON RESTAURANT

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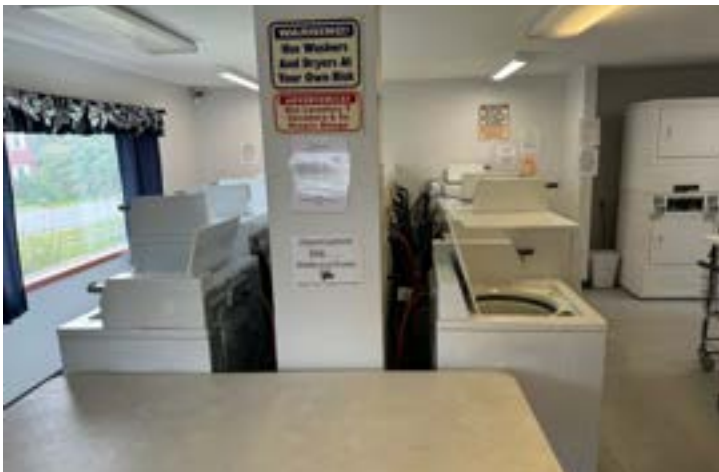
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CHAUMONT LAUNDRY MAT

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500 YARDS FROM THE WATER

Veteran's Memorial Park, Chaumont, NY 13622



500 YARDS FROM THE WATER

The Town of Lyme's Veteran's Memorial Park in Chaumont, NY, has undergone significant improvements, including the installation of a new kayak dock, walking paths, picnic areas, parking and informational Kiosks. This project aims to enhance recreational facilities and waterfront access, featuring a resilient living shoreline with native plantings.

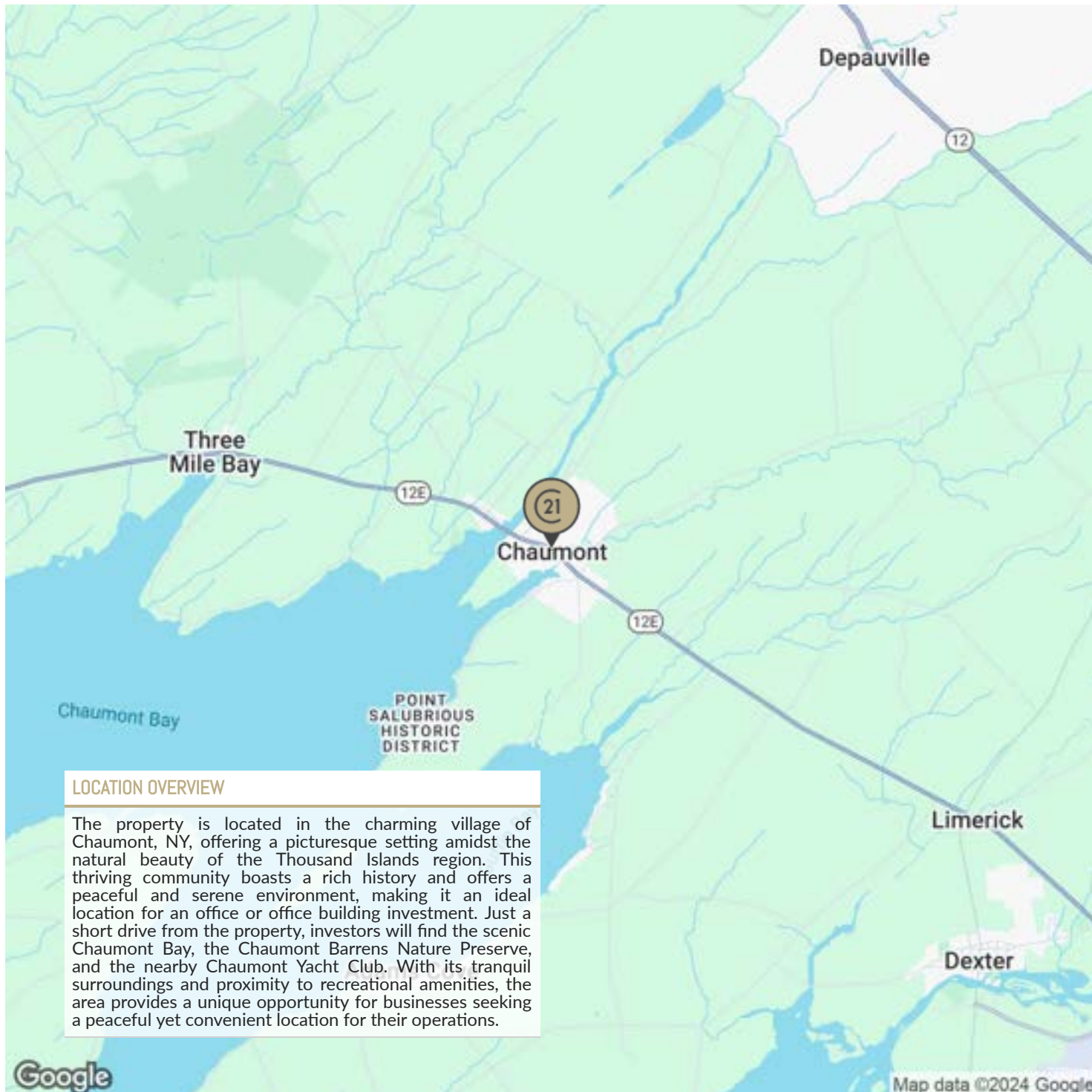
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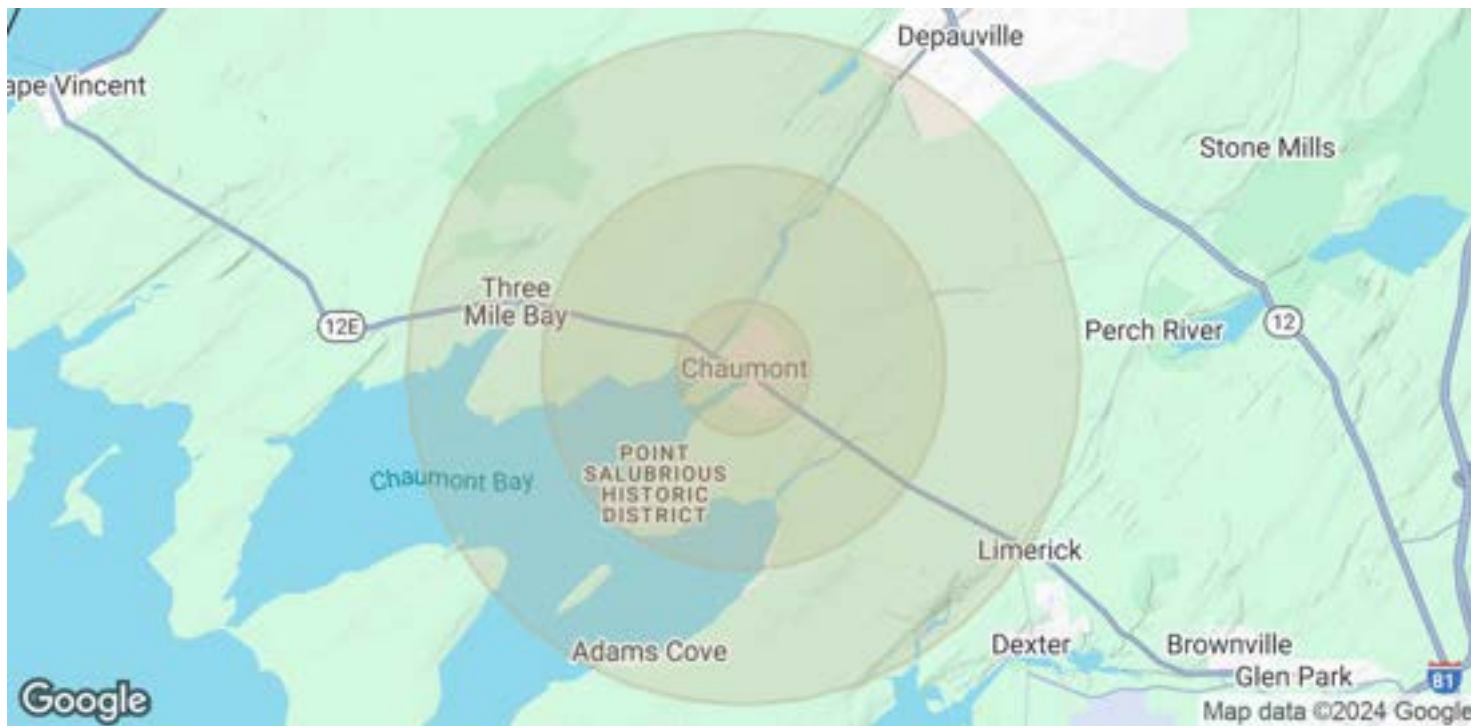


FOR SALE



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POPULATION	5 MILES	1 MILE	3 MILES
Total Population	3,233	772	1,624
Average Age	45	45	45
Average Age (Male)	45	46	46
Average Age (Female)	45	44	45
HOUSEHOLDS & INCOME	5 MILES	1 MILE	3 MILES
Total Households	1,372	312	676
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$91,030	\$101,996	\$99,397
Average House Value	\$262,141	\$277,736	\$278,905

Demographics data derived from AlphaMap

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