



67 Washington Street Auburn, NY 13021

RESTAURANT | REAL ESTATE | VALUE-ADD OPPORTUNITY

NEW PRICE: \$399,000

Includes real estate & the established with
furniture and fixtures



GINA SPENO

Licensed Real Estate Salesperson

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AUBURN, NY 13021

AVAILABLE OPPORTUNITY

- » REDUCED PRICE: \$399,000
- » 4,380 SF mixed-use property on 0.17 acres
- » Potential owner-user, investment or redevelopment opportunity
- » Sale includes the real estate, existing building, furniture and fixtures and restaurant & catering business
- » Vacant Upper-Level Apartment – Value-Add Potential



PROPERTY HIGHLIGHTS

- » Recent Upgrades: New Ansul system, carpeting, windows & roof
- » High Traffic counts: 25,143 VPD on Arterial Highway East, 2,875 VPD on Washington Street, just off US Route 20 with 21,064 VPD
- » Rich history of Balloons established in 1934, family-owned since 1991
- » Full commercial kitchen with U-shaped bar seating & spacious dining room
- » Flexible Opportunity – continue the existing restaurant operation or explore potential repositioning, adaptive reuse or redevelopment

Established in 1934, Balloons offers a rare opportunity to acquire a longstanding Auburn restaurant and catering business together with the underlying real estate, furniture/fixtures & value-add residential component—all at a newly reduced price of \$399,000



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TURNKEY RESTAURANT, REAL ESTATE & VALUE-ADD OPPORTUNITY

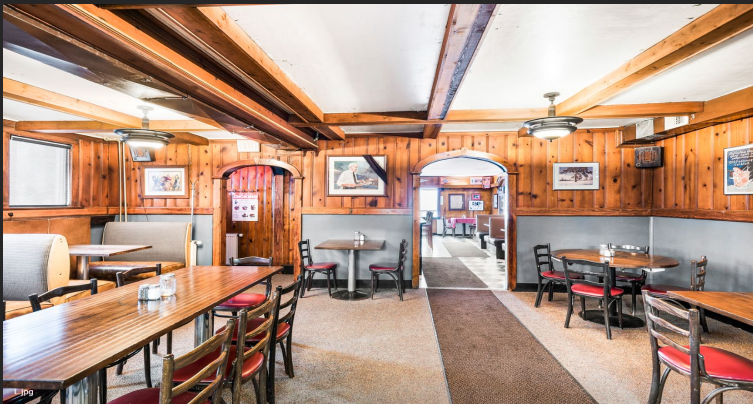


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PROPERTY PHOTOS



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MARKET AERIAL

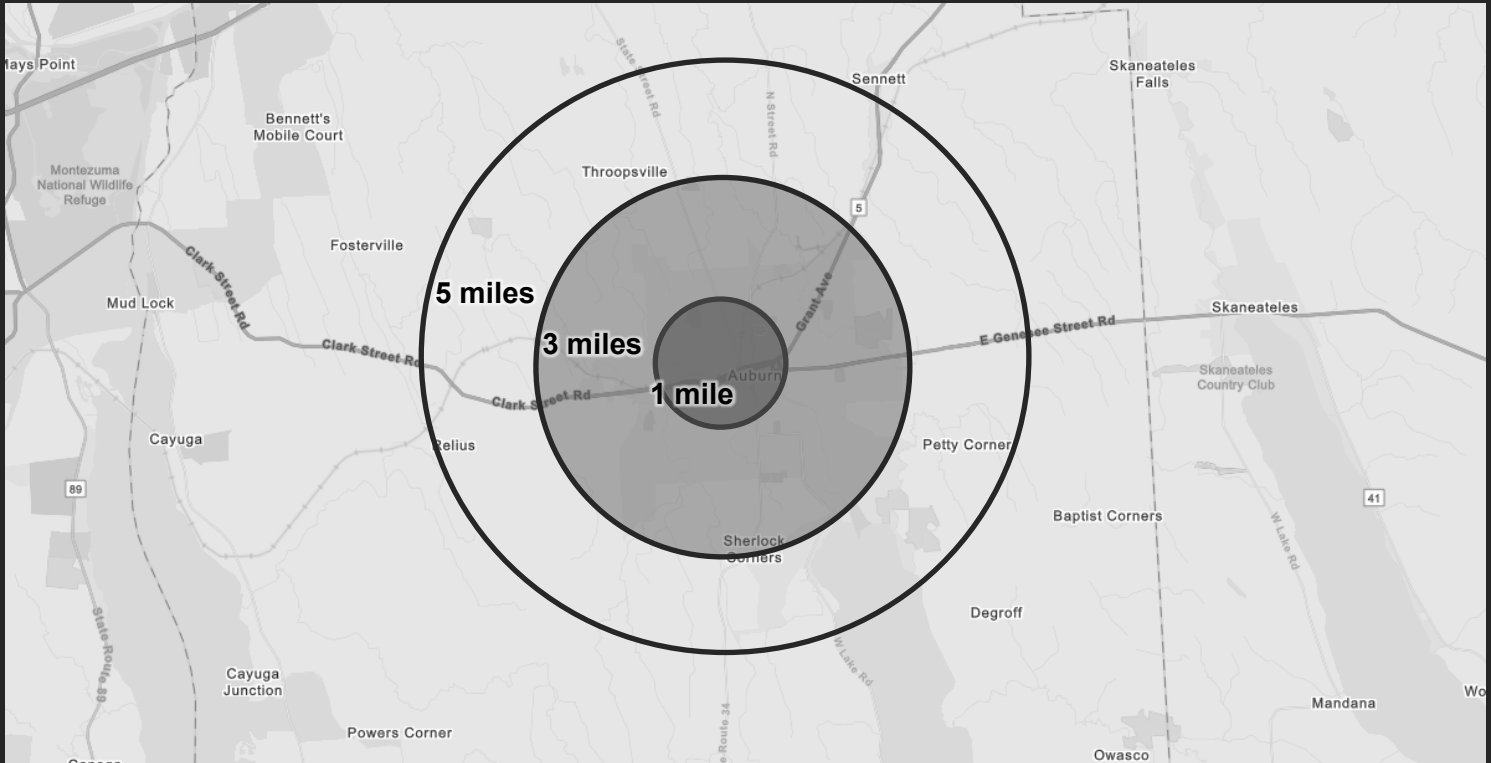




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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	12,595	31,460	35,613
Daytime Population	15,663	34,096	37,761
Households	5,340	13,955	15,582
Average Household Income	\$60,604	\$79,718	\$84,416



1,370
Businesses



20,441
Employees



\$173,880
Median Home Value



42.5
Median Age



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