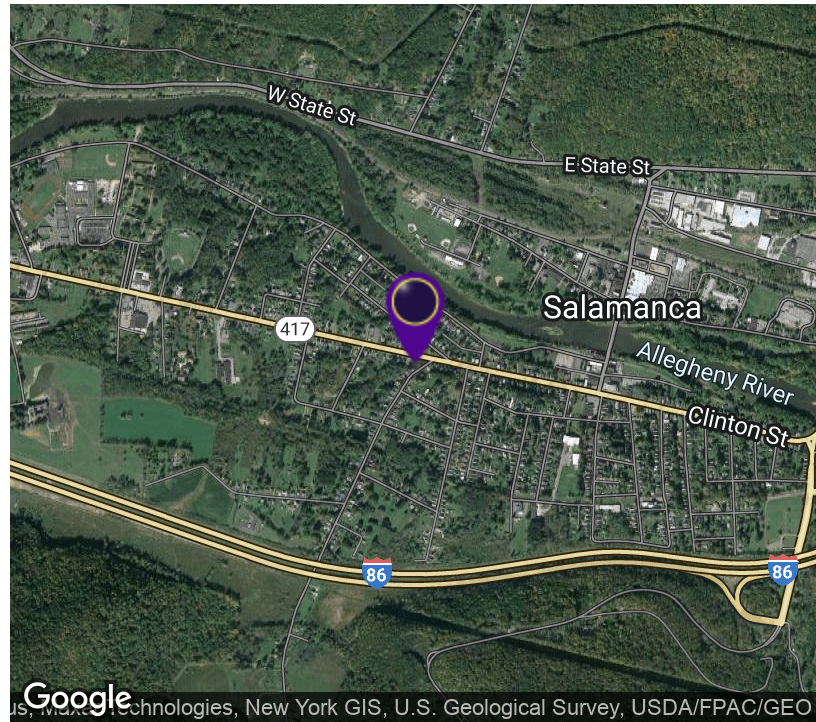


Investment Opportunity - 2 Businesses

219 Broad Street, Salamanca, NY 14779



OFFERING SUMMARY

Sale Price:	\$699,900
Lot Size:	0.36 Acres
Building Size:	1,265 SF
Zoning:	Commercial
Price / SF:	\$553.28

PROPERTY OVERVIEW

One-Of-A-Kind opportunity to purchase 2 separate buildings, multiple businesses, equipment, inventory, goodwill, and brand name on an extremely successful business. Included in this listing price are both 219 & 231 Broad Street currently being used as a Pizza Restaurant, Ice Cream Parlor, Coffee Shop, and Gift Shop. This location is right in the heart of Salamanca attracting locals and tourists alike with multiple surrounding attractions like the Salamanca Casino, Allegheny State Park, and neighboring town Olean including St. Bonaventure University. 219 Broad Street has recently been remodeled in the last few years to adapt to more customer demands expanding their dining as well as their kitchen into two separate areas, the pizza kitchen in the front and the rear prep kitchen which include all kitchen necessities, pizza ovens, hood vent, walk-in cooler, etc.. (too much to list here). Centralized parking for roughly 12-15 cars between both buildings with an outdoor seating area makes family entertaining a must. 231 Broad is currently being used as a gift shop but could easily be converted into any retail, office, or business with its commercial zoning, the sky is the limit.



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LOCATION DESCRIPTION

Located between Cleo Street and State Park Avenue on Broad Street. Business in the area include Tammy Here Bed & Breakfast, Empire Animal Rescue Society, Rite Aid, Goodies, CCSE Federal Credit Union, Swan Street Florist, Ace of Strain, Tim Horton's and many more.

PROPERTY HIGHLIGHTS

- Investment Opportunity
- 2 Separate Buildings
- 12-15 Car parking area
- Outdoor Seating
- Commercial Zoning
- 1,265+/- SF Building

ADDITIONAL PHOTOS

Investment Opportunity - 2 Businesses

219 Broad Street, Salamanca, NY 14779



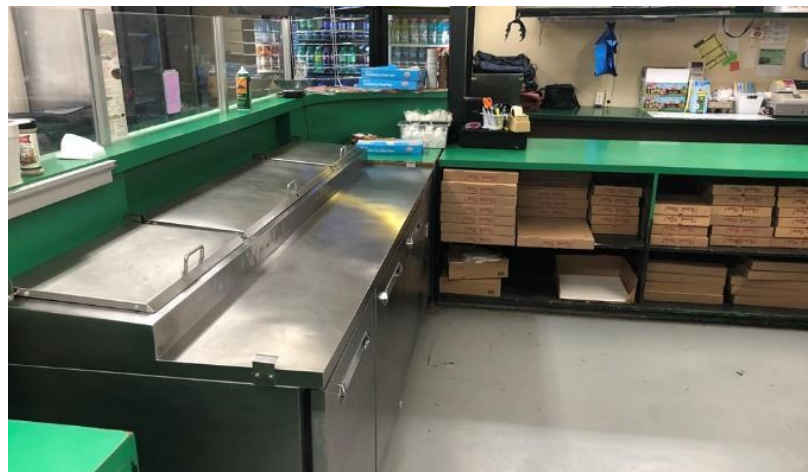
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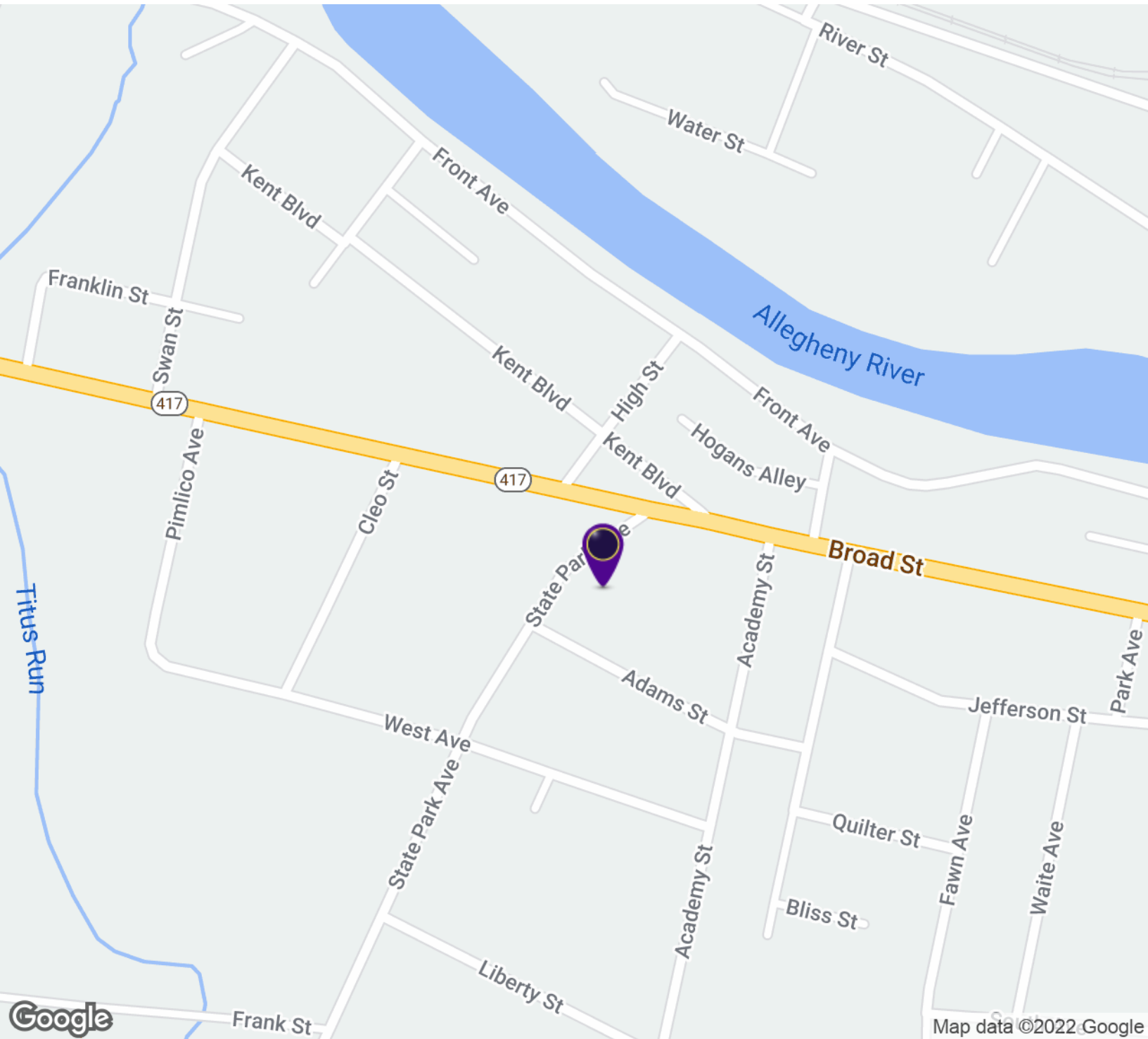


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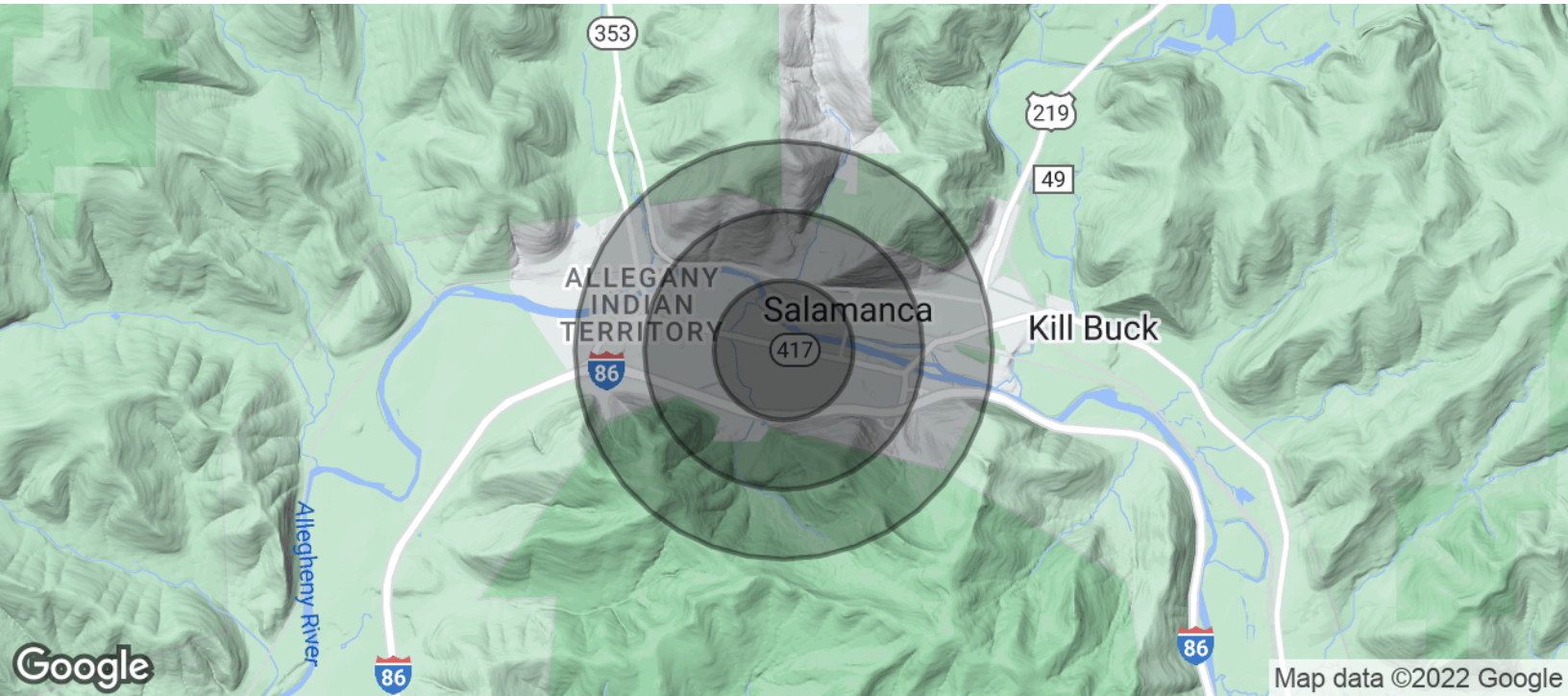


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,233	3,444	4,556
Average Age	35.3	35.4	35.6
Average Age (Male)	34.9	33.6	33.5
Average Age (Female)	35.5	36.3	36.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	596	1,696	2,274
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$36,505	\$36,308	\$35,875
Average House Value	\$70,305	\$67,151	\$67,689

* Demographic data derived from 2020 ACS - US Census



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