


FOR SALE

2,280± SF FORMER RESTAURANT

Property Highlights

- Former bar/restaurant building on .51± acres
- Corner lot on Oriskany Boulevard and Westmoreland Street in Whitesboro
- High traffic signalized intersection
- C-2 zoning allows for several approved uses (drive thru permitted with site plan approval)
- Fully equipped commercial kitchen equipment can be purchased for a separate price
- Asking price \$364,000
- Contact listing brokers with questions or to schedule tours.

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|----------|----------|----------|
| Population | 5,670 | 32,079 | 97,484 |
| Households | 2,592 | 13,017 | 39,951 |
| Average H.H. Income | \$88,786 | \$85,724 | \$85,185 |
| Daytime Employees | 1,817 | 19,688 | 54,568 |
| Source: ESRI Business Analyst 2024 | | | |

EXCLUSIVE CONTACT

Nicholas Cignarale
Real Estate Salesperson
+1 315 617 2662
ncignarale@pyramidbrokerage.com

James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jfurney@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**200 Oriskany Blvd
Whitesboro, New York 13492**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



WHITESBORO CODE

| Districts | Principal Permitted Uses | Principal Uses Permitted by Special Exception | Lot Size Minimum | | Lot Coverage Maximum Percent | Building Height Maximum | | Yard Dimensions (minimum in feet) | | | |
|------------------------|--|---|------------------|--------------|------------------------------|-------------------------|------|-----------------------------------|----------|------------------|------|
| | | | Square Feet | Width (feet) | | Stories | Feet | Front | Side One | Total | Rear |
| C-2 General Commercial | C-1 Commercial uses, this category | Residential uses, not less than 900 square per du | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Motel | Mixed use | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | New auto, boat, farm and home implement mobile home trailer, snowmobile bicycle or motorcycle dealership | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Laundry or dry-cleaning plant | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Office equipment, business machines sales and service | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Letter press shop, printing plant | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Hardware, building supplies | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Heating and plumbing, air-conditioning, electrical or similar fabrication shop | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Garage gas station | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Used auto, boat farm implement, etc. | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Bowling alley, pool or billiard hall | | — | — | 30 | 2 1/2 | 35 | 25 | 10 | 25 | 25 |
| | Auto wash | 12,500 | 100 | 20 | 1 | 15 | 40 | 25 | 50 | 25 | 25 |
| | Drive-in restaurant | 12,500 | 100 | 20 | 1 | 15 | 40 | 25 | 50 | 25 | 25 |
| | Bank w/drive-in teller | 12,500 | 100 | 30 | 1 | 20 | 25 | 10 | 25 | 25 | 25 |
| | Storage warehouse | | | | | | | | | | |
| | Multiple-family dwelling, not less than 900 square feet per dwelling unit | — | 60 | 35 | 2 1/2 | 35 | 20 | 5 | 15 | 25% of lot depth | |
| | Residences and commercial use | — | 60 | 35 | 2 1/2 | 35 | 20 | 20 | 15 | 25% of lot depth | |
| | Self-storage units | 3/4 acre | — | 50 | 1 | 15 | 25 | | 40 | 25 | |
| | C-3 Commercial Excavation | Earth, sand, gravel, excavation, etc. | | | | | | | | | |

du = dwelling unit
— = no minimum required



