

FOR SALE OR LEASE

FMR LAURO'S RESTAURANT

3177 Seneca Tpke, Canastota, NY 13032



PROPERTY DESCRIPTION

Turnkey commercial building with excellent visibility on Seneca Turnpike in Canastota. Formerly Lauro's Italian Restaurant, the property totals 4,861± SF with a fully equipped restaurant and bar on the main level and a one-bedroom apartment above providing additional income.

Recent upgrades include new furnaces, A/C units, hot water systems, windows, and porch. The 0.60-acre site offers on-site parking, municipal utilities, and flexible CM zoning suitable for restaurant, medical, office, or retail use.

Ideal for an owner-operator or business seeking a move-in-ready space in a high-traffic corridor between Syracuse and Utica.

PROPERTY HIGHLIGHTS

- 4,861± SF on 0.60 acres
- Turnkey restaurant with apartment above
- Fully equipped kitchen and bar
- Flexible CM zoning – restaurant, office, or retail
- High-visibility Route 5 location
- New HVAC, windows, porch, and hot water systems
- On-site parking and municipal utilities
- Minutes from NYS Thruway Exit 34
- Available for sale or lease

OFFERING SUMMARY

Sale Price:	\$479,000
Lease Rate:	\$17.25 SF/ yr (MG)
Lot Size:	0.613 Acres
Building Size:	4,861 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	855	3,062	4,908
Total Population	1,992	7,284	11,779
Average HH Income	\$81,452	\$85,719	\$92,801

CHRIS SURACI

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TOM LISCHAK, CCIM

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EXTERIOR PHOTOS

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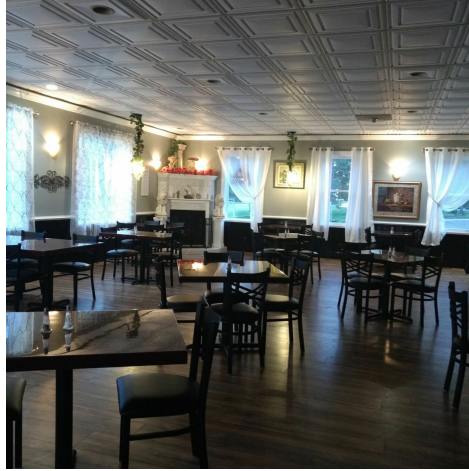
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INTERIOR PHOTOS

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KITCHEN PHOTOS

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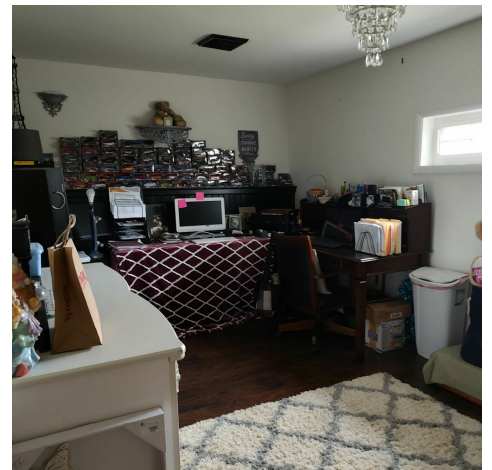
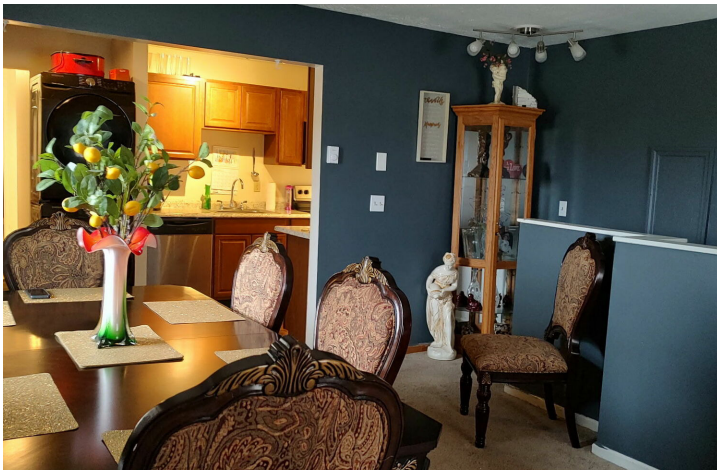
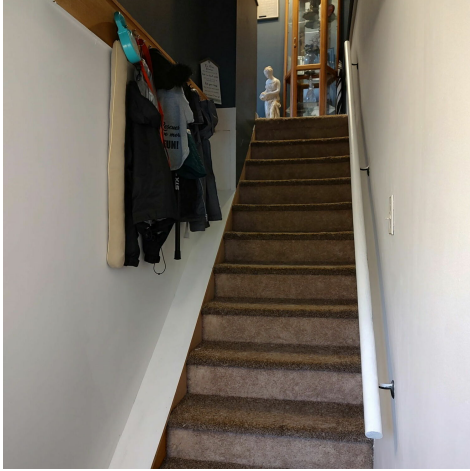
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UPSTAIRS APARTMENT PHOTOS

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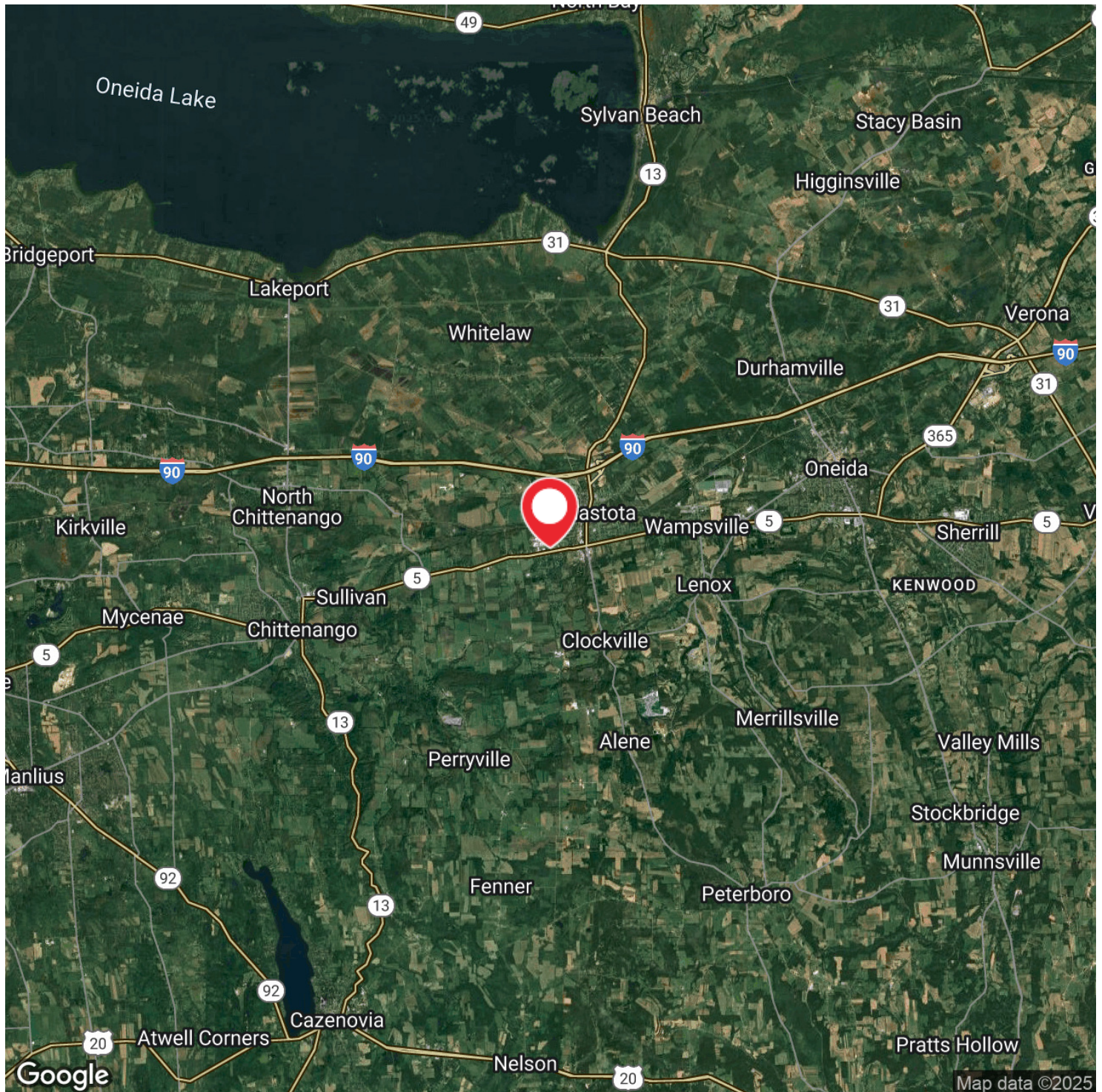
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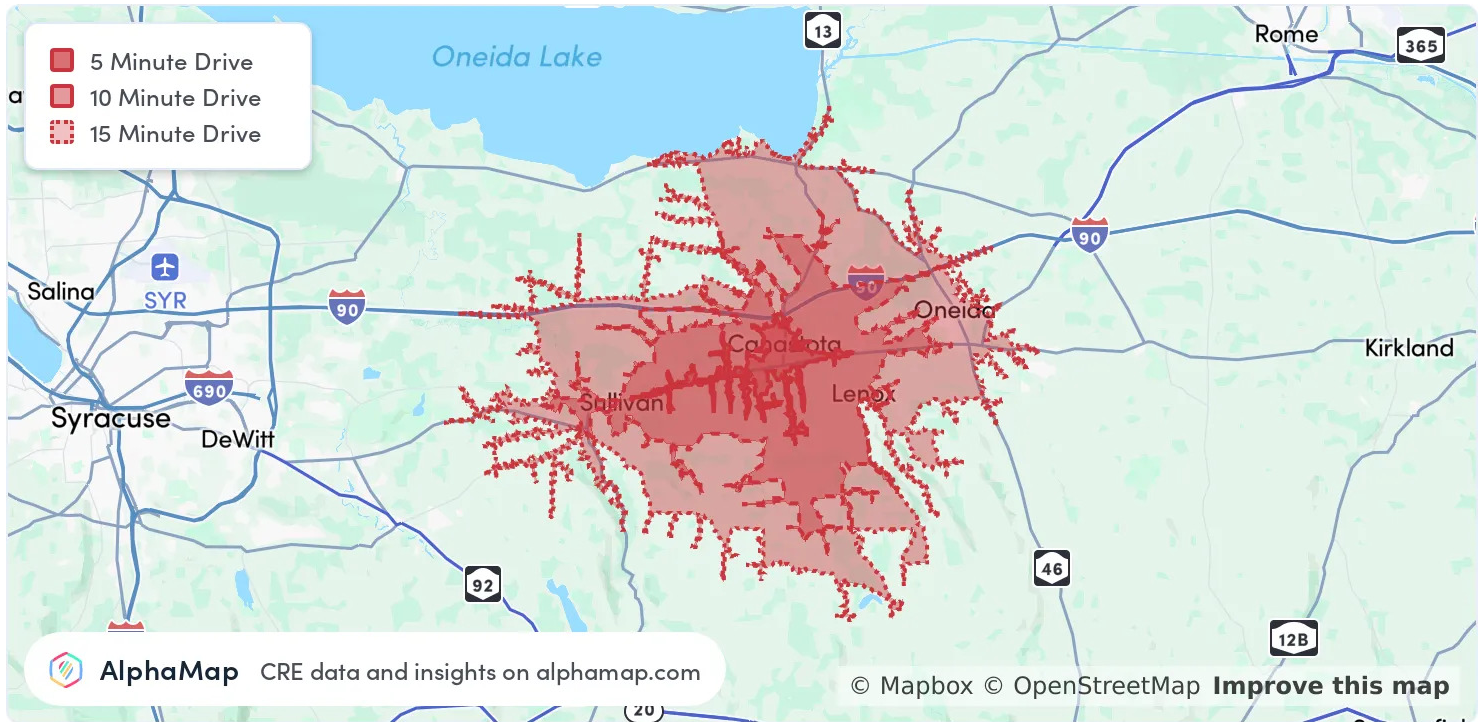
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	4,348	8,385	25,839
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	43	44	44

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	1,856	3,504	11,021
Persons per HH	2.3	2.4	2.3
Average HH Income	\$81,350	\$89,150	\$88,798
Average House Value	\$222,357	\$238,630	\$239,242
Per Capita Income	\$35,369	\$37,145	\$38,607

Map and demographics data derived from AlphaMap

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