

67 Washington Street

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » **FOR SALE: \$495,000**
- » **4,380 SF on 0.17 acres**
- » **12 parking spaces with building & free street parking**
- » **Prominent historic steakhouse in Cayuga County, currently Balloons Restaurant & Catering**

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**



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO

Licensed Real Estate Salesperson
(315) 374-6664 (c)
Gina@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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MARKET AERIAL



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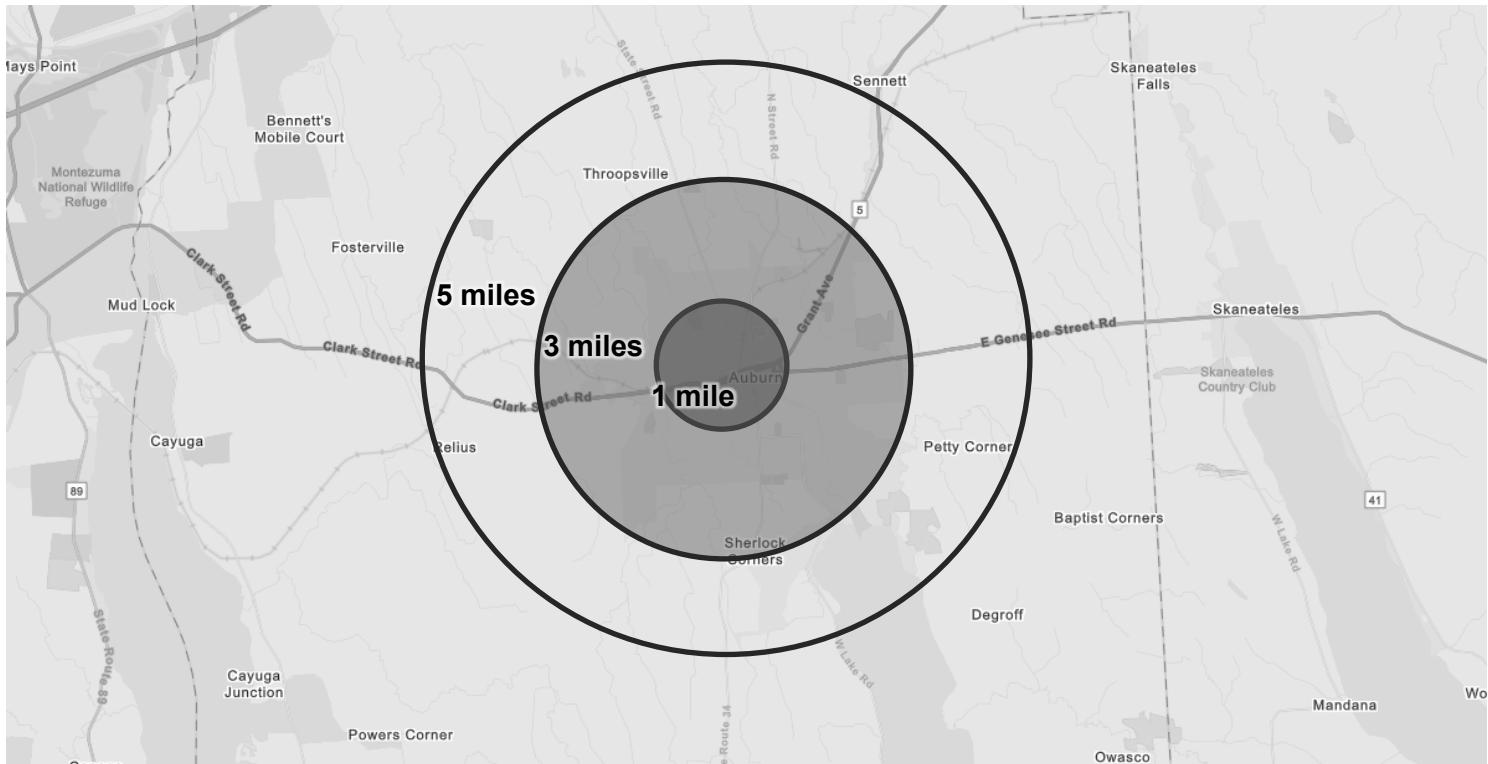
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DEMOGRAPHICS



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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