

HISTORIC RESTAURANT FOR SALE

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

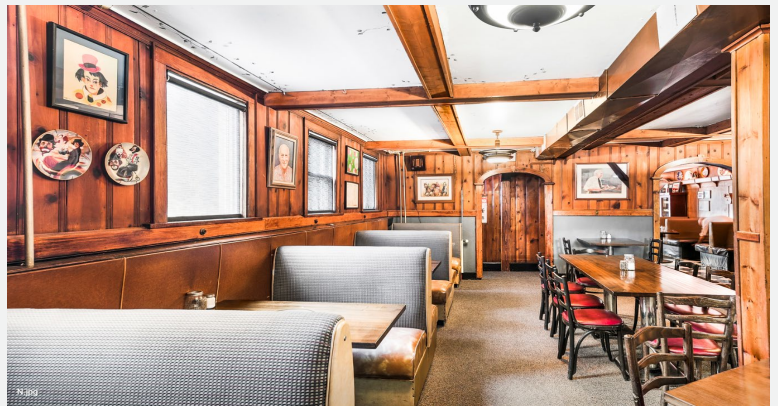
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PROPERTY PHOTOS



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MARKET AERIAL

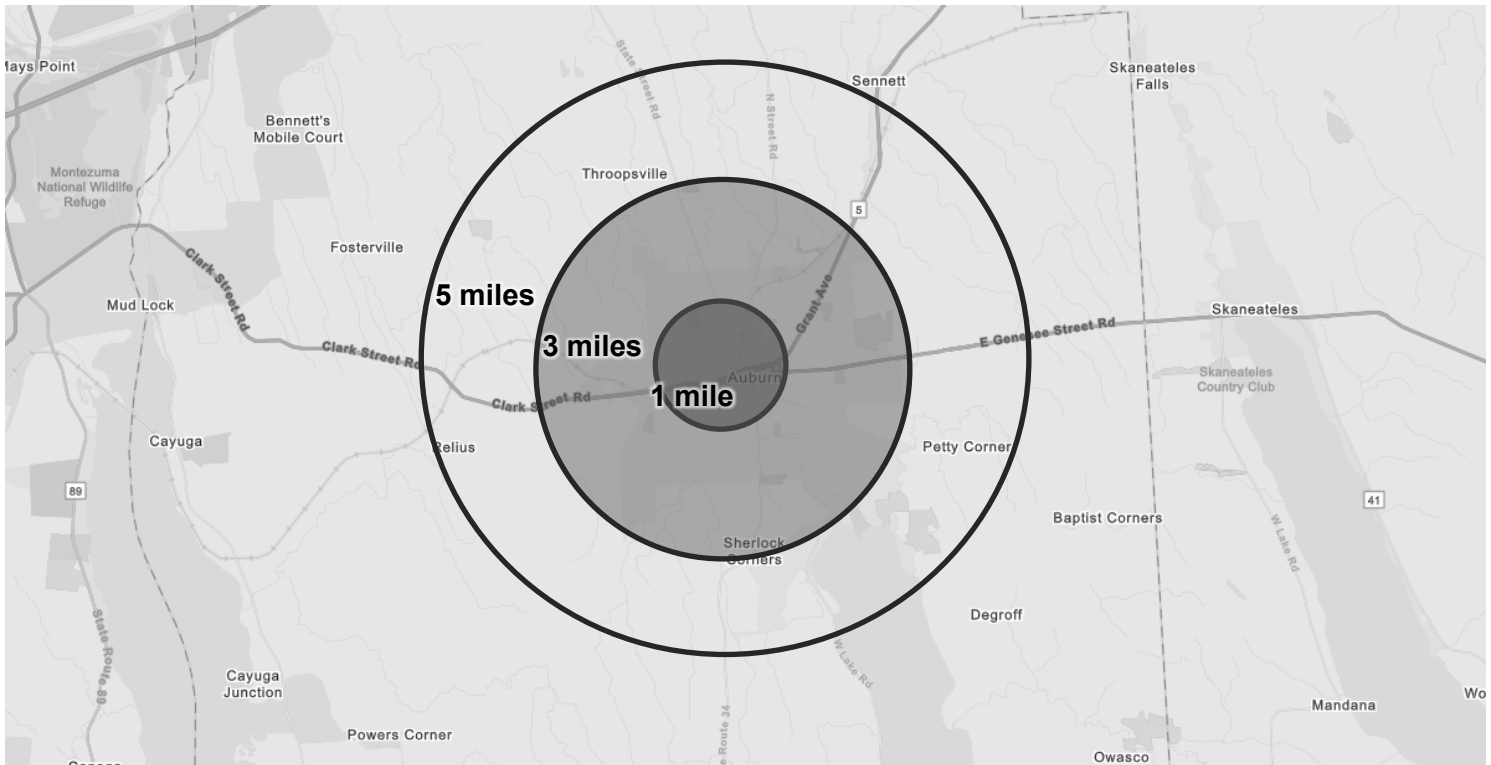


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DEMOGRAPHICS



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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