

LAKE ONTARIO RESTAURANT

12050 New York 12E, Chaumont, NY 13622



PROPERTY DESCRIPTION

Discover a unique investment opportunity in the heart of the Chaumont area. This property offers 4,421 square feet of prime retail/restaurant space, across both two buildings & parcels totaling .65+/- Acres. Boasting a distinctive charm and character, the restaurant has undergone a full restoration including handmade booths, outdoor seating space, and complete bar reconstruction in 2019 costing upwards of \$50,000. This offering also includes a turn-key laundromat with additional parking. Its central location provides excellent visibility and accessibility, ensuring a steady flow of potential customers. Don't miss the chance to own a thriving business and prime property in this sought-after area.

PROPERTY HIGHLIGHTS

- Full Restoration of space in 2019
- Turn-Key Laundromat Included
- Beautiful Blue Heron Restaurant
- Distinctive charm and character
- Excellent visibility for business
- Central and accessible location
- Spacious interior for versatile business layout
- Outdoor seating & display
- Ample space for customer parking
- Well-maintained and Renovated

DEMOGRAPHICS	5 MILES	1 MILE	3 MILES
Total Households	1,372	312	676
Total Population	3,233	772	1,624
Average HH Income	\$91,030	\$101,996	\$99,397

OFFERING SUMMARY

Sale Price:	\$1,100,000
Total Lot Size:	0.65 +/- Acres
Building Sizes:	3,517 +/- SF (Restaurant) 672 +/-SF (Laundromat)

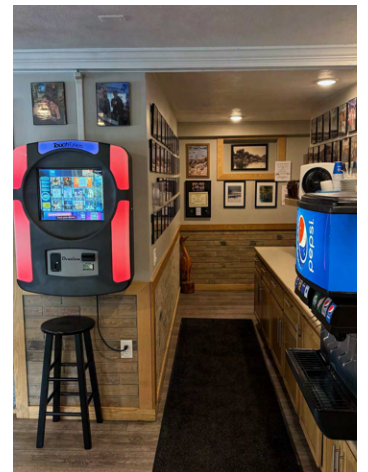
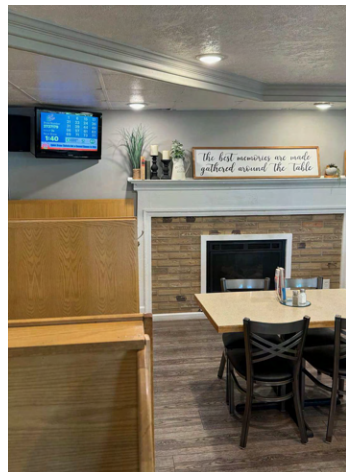
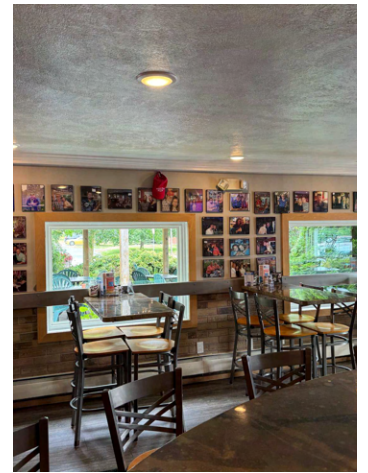
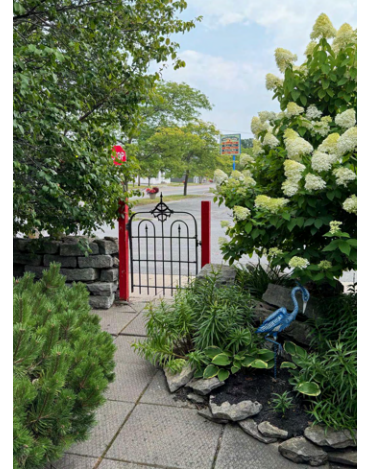
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CENTURY 21
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 Bridgeway Realty



BLUE HERON RESTAURANT

12050 New York 12E, Chaumont, NY 13622



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CHAUMONT LAUNDRY MAT

27463 Madison St, Chaumont, NY 13622



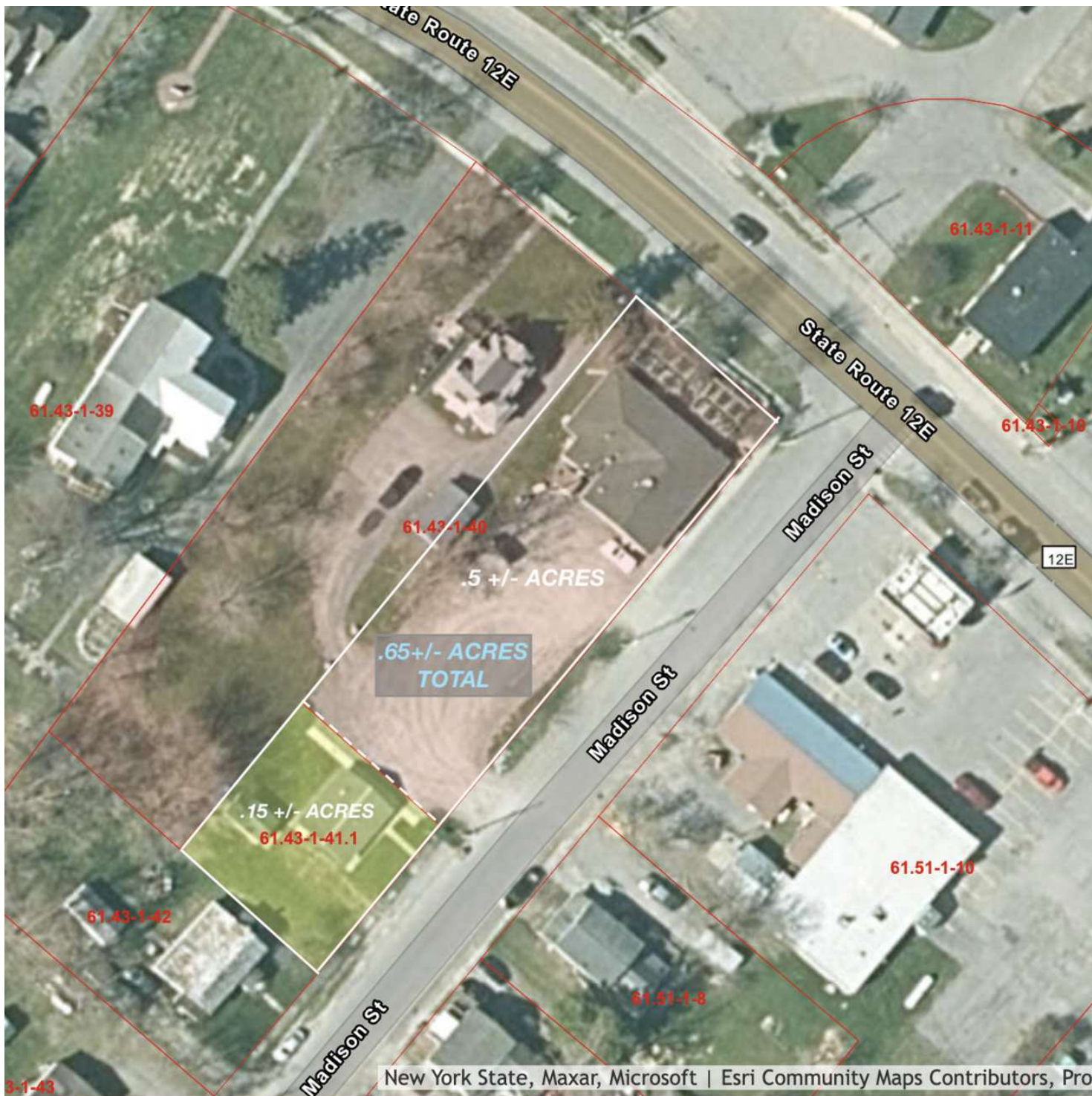
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500 YARDS FROM THE WATER

Veteran's Memorial Park, Chaumont, NY 13622



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CHAUMONT BAY

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LOCATION OVERVIEW

The property is located in the charming village of Chaumont, NY, offering a picturesque setting amidst the natural beauty of the Thousand Islands region. This thriving community boasts a rich history and offers a peaceful and serene environment, making it an ideal location for an office or office building investment. Just a short drive from the property, investors will find the scenic Chaumont Bay, the Chaumont Barrens Nature Preserve, and the nearby Chaumont Yacht Club. With its tranquil surroundings and proximity to recreational amenities, the area provides a unique opportunity for businesses seeking a peaceful yet convenient location for their operations.

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CHAUMONT BAY AREA

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POPULATION	5 MILES	1 MILE	3 MILES
Total Population	3,233	772	1,624
Average Age	45	45	45
Average Age (Male)	45	46	46
Average Age (Female)	45	44	45
HOUSEHOLDS & INCOME	5 MILES	1 MILE	3 MILES
Total Households	1,372	312	676
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$91,030	\$101,996	\$99,397
Average House Value	\$262,141	\$277,736	\$278,905

Demographics data derived from AlphaMap

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