

FREE-STANDING BUILDING WITH DRIVE THRU

OWNER OCCUPANT & SHORT TERM RENTAL OPPORTUNITY



230-234 W MAIN ST
BATAVIA, NY 14020

Batavia, NY MSA



INVESTMENT HIGHLIGHTS

230-234 W MAIN ST | BATAVIA, NY 14020



PRICE
\$1,350,000



SIZE
2,633 SF / 1.12 ACRES



LEASE TYPE
Triple Net (NNN)



TERM
6 Months Remaining

- Existing Burger King (High Sales Volume Store)
- Location opened in 1977
- 2,633 SF with existing drive thru
- Burger King has 6 months left of term
- Lease expiration: 4/30/25
- Landlord's right can be exercised anytime
- Burger King's right can be exercised after 11/1/24





PROPERTY OVERVIEW

230-234 W MAIN ST | BATAVIA, NY 14020



**230-234 W MAIN ST
BATAVIA, NY 14020**

PRICE

\$1,350,000

FINANCIAL SUMMARY

INCOME

Yearly Rent	8.5% of sales or \$96,000
-------------	---------------------------

PROPERTY SUMMARY

Year Built	1977
Lot Size	1.12 +/- Acres
Building Size	2,633 SF
Traffic Counts	W Main St: 29,130 vpd
Roof Type	Flat
Zoning	Commercial
# of Parking Spaces	40
HVAC	Roof Mounted



PROPERTY PHOTOS

230-234 W MAIN ST | BATAVIA, NY 14020



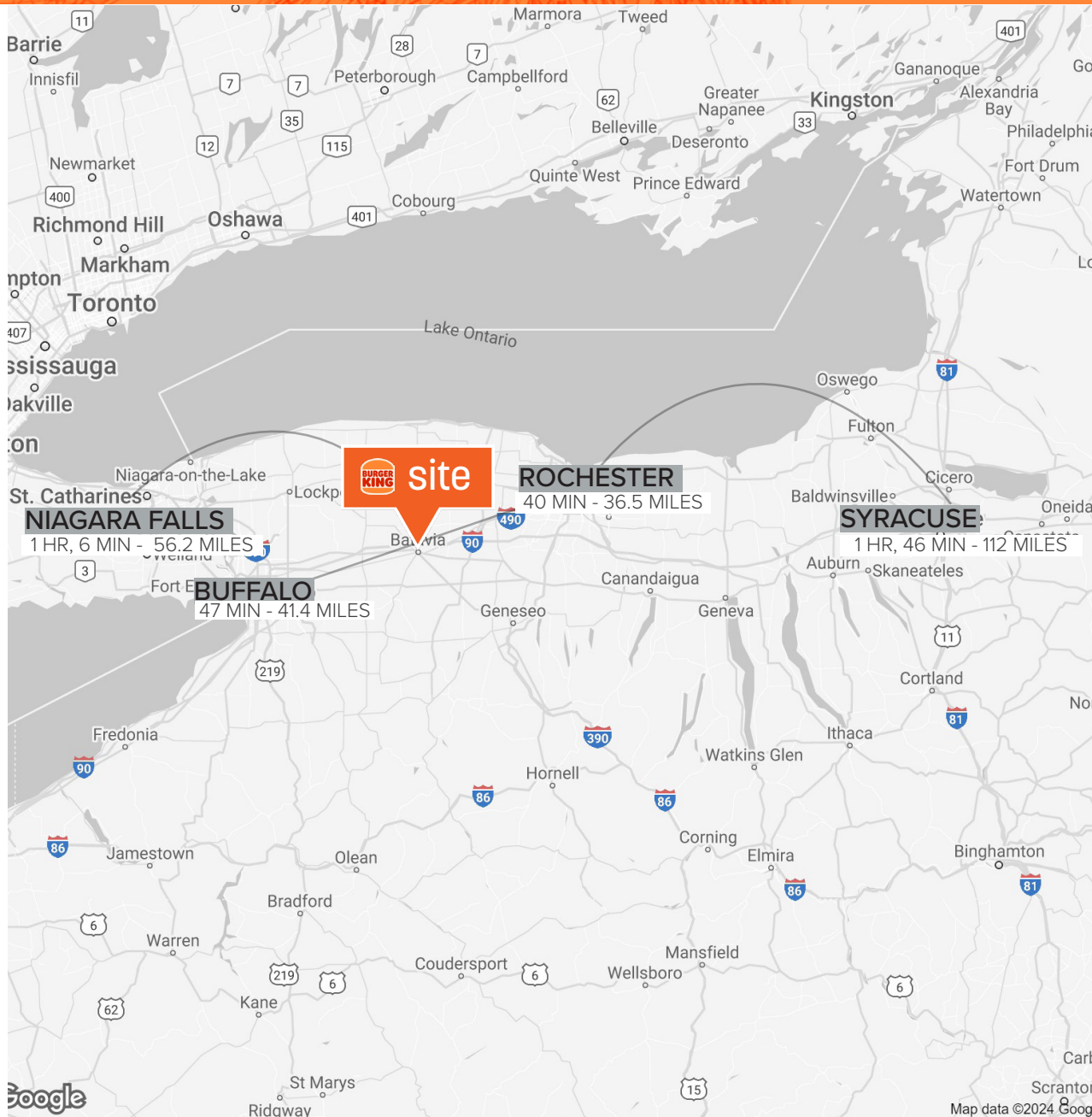
PROPERTY PHOTOS

230-234 W MAIN ST | BATAVIA, NY 14020



LOCATION SUMMARY

230-234 W MAIN ST | BATAVIA, NY 14020



Positioned at 230-234 W Main St, this Burger King benefits from a high-visibility location in the core of Batavia's downtown commercial district. Located directly on W Main St (Route 5), the property offers excellent exposure and easy accessibility, drawing in daily commuters and a steady stream of local customers. This central position in a well-trafficked business area makes it ideal for both dine-in and drive-thru operations.

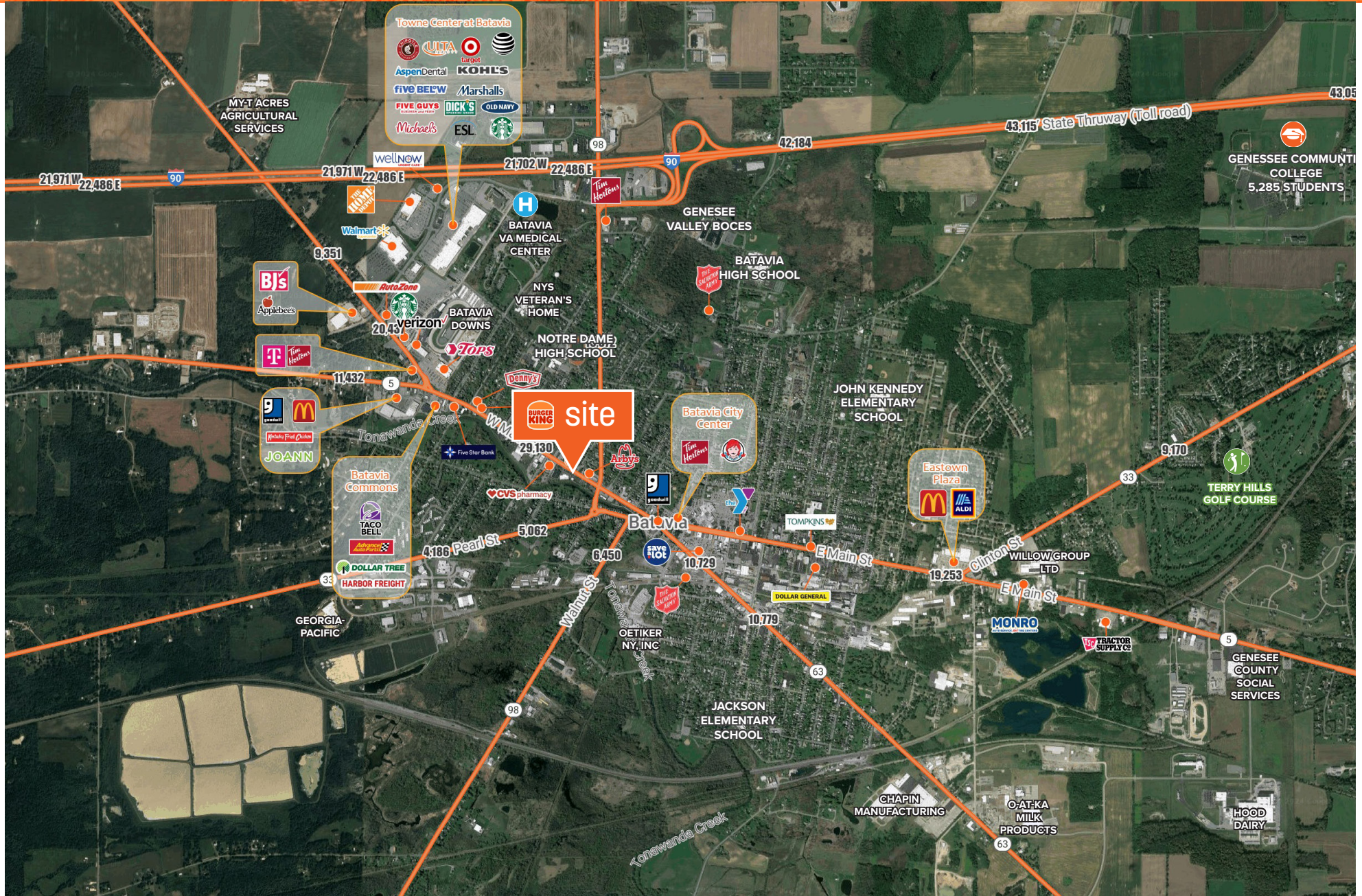
About Batavia, NY

Batavia is centrally located between Rochester and Buffalo, serving as a commercial and service hub for Genesee County. Known for its diverse economy, Batavia has established itself as a growth area with strong connections to healthcare, education, and agriculture.



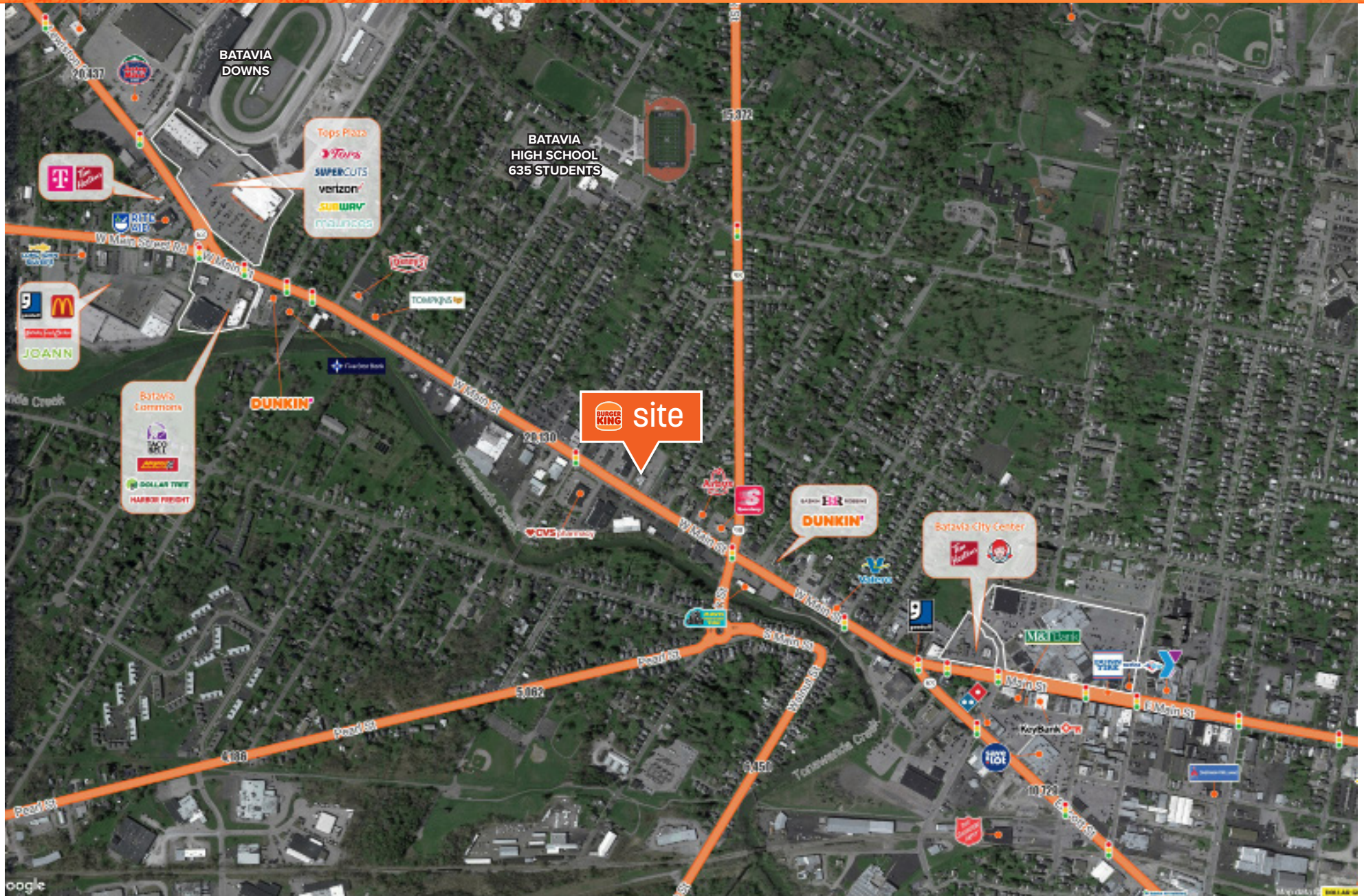
MARKET AERIAL

230-234 W MAIN ST | BATAVIA, NY 14020



SITE AERIAL

230-234 W MAIN ST | BATAVIA, NY 14020



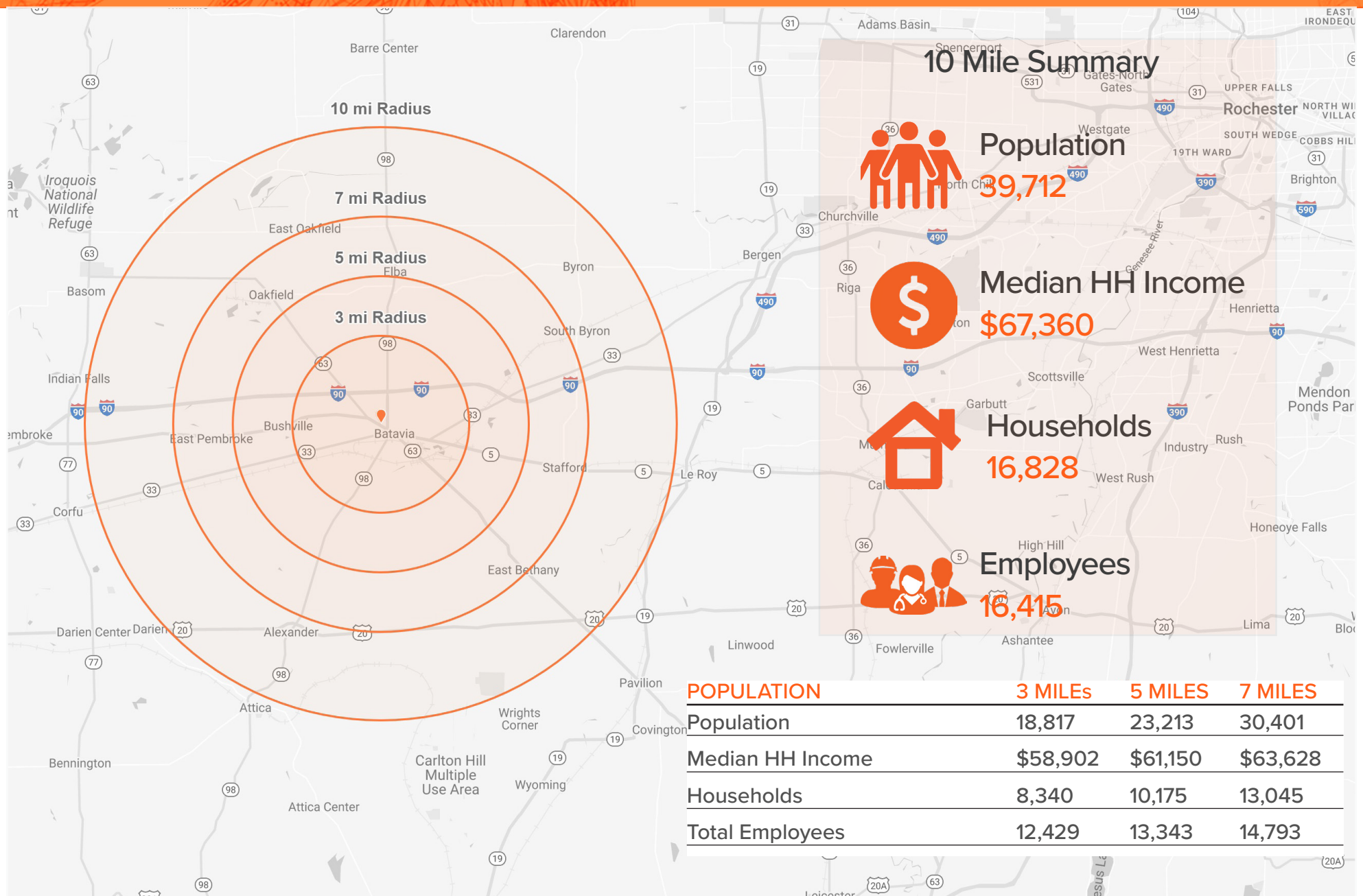
BIRDS EYE AERIAL

230-234 W MAIN ST | BATAVIA, NY 14020



DEMOGRAPHICS SUMMARY

230-234 W MAIN ST | BATAVIA, NY 14020



10 Mile Summary



Population

39,712



Median HH Income

\$67,360



Households

16,828



Employees

16,415

	3 MILES	5 MILES	7 MILES
POPULATION			
Population	18,817	23,213	30,401
Median HH Income	\$58,902	\$61,150	\$63,628
Households	8,340	10,175	13,045
Total Employees	12,429	13,343	14,793



JACOB RIVERA, PARTNER

Licensed Associate Real Estate Broker
Caliber Commercial Brokerage, LLC

M: 310.650.4322 | O: 585.454.4500 x 118

jrivera@caliberbrokerage.com

394 E Henrietta Rd, Rochester, NY 14620

www.caliberbrokerrage.com



DISCLOSURE/DISCLAIMER

230-234 W MAIN ST | BATAVIA, NY 14020

All materials and information received or derived from Caliber Commercial Brokerage, LLC (hereinafter collectively referred to as “CALIBER”), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by CALIBER its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither CALIBER its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. CALIBER will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CALIBER makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CALIBER does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by CALIBER in compliance with all applicable fair housing and equal opportunity laws.