

FOR SALE

Vona's Restaurant & Property

W. Utica & W. Tenth Streets, Oswego, NY 13126

Well known restaurant on 1.7 acres of land

Restaurant, expansion and redevelopment opportunity

Offering price - \$450,000



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History of Vona's Restaurant

Founded in 1946, Vona's Restaurant has been operated by descendants of three generations of the Vona family. Located on the corner of W. Bridge and W. Tenth Streets in Oswego, NY, Vona's has been serving food to area residents and visitors for nearly 80 years.

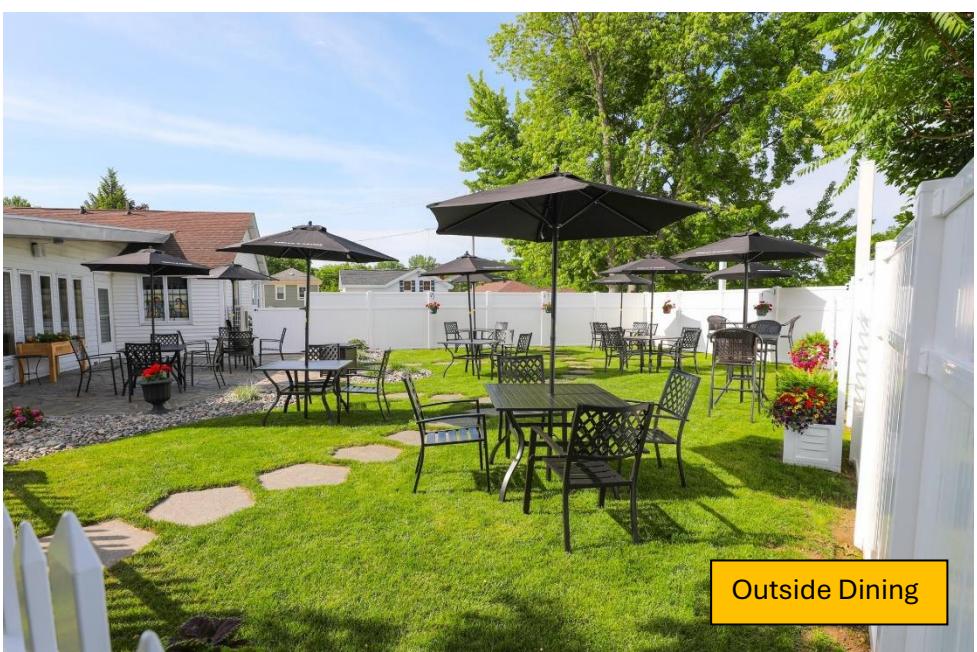
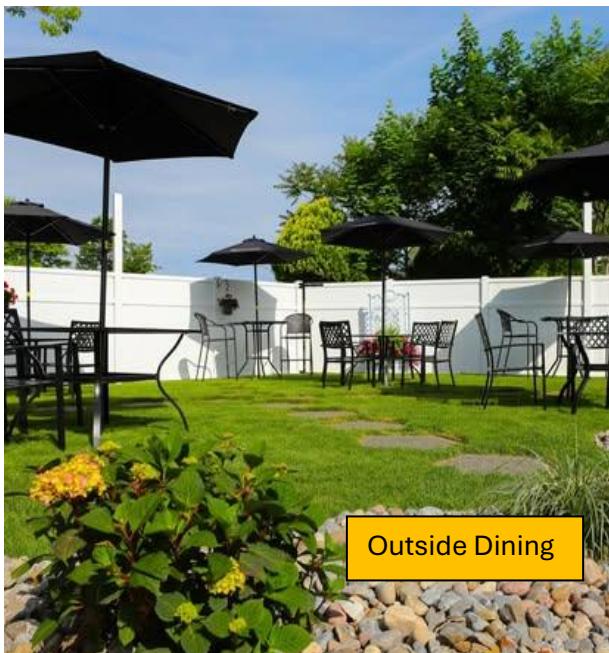
In a building of nearly 7,000 sf, the restaurant operates out of two dining room plus event space and outdoor seating and a fully equipped bar. Approximately 250 patrons can be seated indoors. With a land parcel of over 74,000 sf, nearly 1.7 acres, the property offers excellent parking and the opportunity for expansion and redevelopment.

Financials will be provided with a signed Confidentiality Agreement.

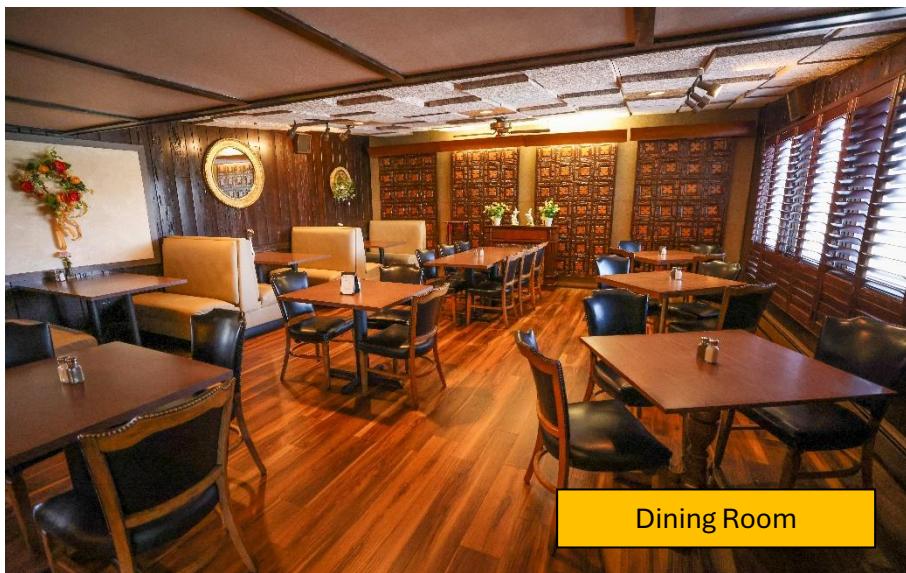


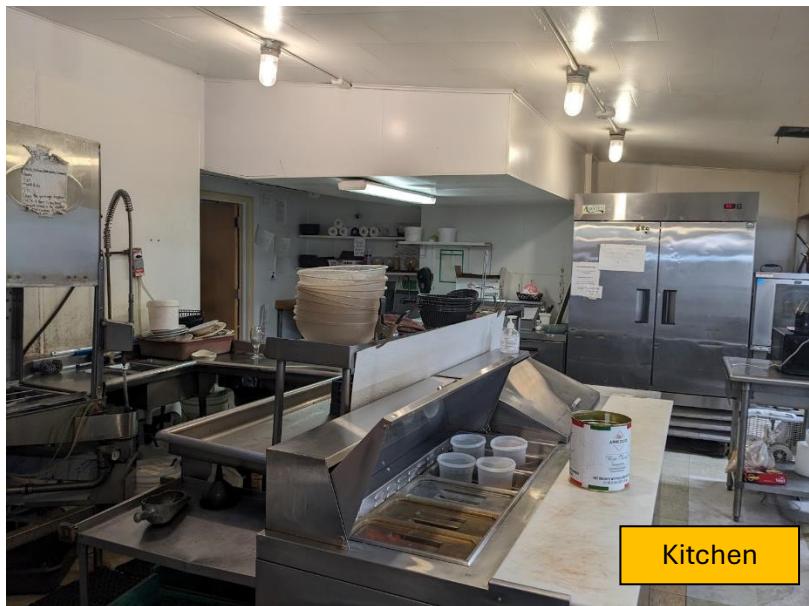
Vona's – Circa 1955

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Facts – 9 Willow Street, Oswego

Tax Map # - 127.77-03-06

Zoning – Commercial 1

Assessment - \$425,000 (2025)

County of Oswego Real Property Taxes - \$2,700 (2025)

Oswego School Taxes - \$5,375 (2024-25)

City of Oswego Taxes - \$5,351 (2024)

Land Size – 74,018 sf +/-

Sewer Type – Public

Water Type – Public

Natural Gas – National Grid

Electric – NY Electric & Gas



Rendering of the Micron in Clay. Officials say part of the plant can be operational in 2027.

Micron: The Latest at Clay's Forthcoming Computer Chip Fabs

By Oswego County Business Magazine (<https://oswego county business.com/author/admin/>) -
February 27, 2025 -
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By Deborah Jeanne Sergeant

Editor's Note: This story has been updated to reflect new information about the completion of the Micron project. During an interview with Oswego County Business Magazine, a Micron representative misspoke regarding the timeline for construction. A Micron spokesperson later stated that "construction generally takes 28 to 36 months, with Micron aiming to have wafers out the door later this decade."

Micron's investment of \$100 billion for the next decade has captured the attention of the region, the state and nation.

The good news?

The project is going well, according to Bo Machayo, head of U.S. government and public affairs at Micron.

"We are excited about our expansion efforts in CNY," Machayo said. "We are in the middle of our environmental review process. That is working with local, state and federal partners to make sure that we're doing all that's needed from an environmental point of view."

That includes looking at the preliminary design, performing field studies and making permit applications for construction. The team will look at the building site's impact regarding traffic and noise and how they will mitigate these effects in an environmentally appropriate way.

"We are committed to the site," Machayo said.

The results of these studies won't affect Micron's selection of Clay for the self-described "microfab" chip plant.

"We do see that memory is very crucial to AI and we do make sure we're getting our fabs up and running to meet the market demand that exists," Machayo said. "The Clay site is an important piece for us to be able to do that. It's more making sure that we are obliging by the process the local, state and federal governments want us to do and minimize any impacts that exist. It's a normal process. We are working closely with our partners."



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So far, no issues have arisen. The company hopes to complete this phase of the process later this year with a tentative ground-breaking this November. Construction should take between 18 and 24 months with operations beginning in 2027.

"We don't anticipate any delays," Machayo said. "We have great federal, state and local government partners. We're partnering well with them on a host of issues to make sure this project is super successful."

Micron is opening an office in downtown Syracuse by mid-2025 and looking forward to hiring for its roles in the plant. Machayo said that one of the reasons Clay was selected is the availability of a good workforce and plenty of "low-cost, carbon-free energy options," he said. "We continue to see great value in these partnerships to see how we can make this project the most successful. We're the only company manufacturing memory in the nation. We're looking forward to continuing to make progress on the site."

Micron announced its expansion into New York in 2022. The Department of Commerce awarded the company \$6.165 billion in direct funding to help support its construction in Boise, Idaho and Clay.

Current plans include four 600,000 sq. ft. cleanrooms, equaling the size of 40 US football fields. Micron has estimated that it will employ 9,000 in Clay and bring to the area 4,500 construction jobs along with 40,000 indirect jobs.

Providing training to the available workforce represents a vital key to the success of the project. Micron and New York state are investing \$500 million in workforce and community development for the next 20-plus years, including training, education, and housing.

Micron intends to use only renewable electricity at the new plant and attain Leadership in Energy and Environmental Design (LEED) gold status and companywide net zero emissions by 2050.

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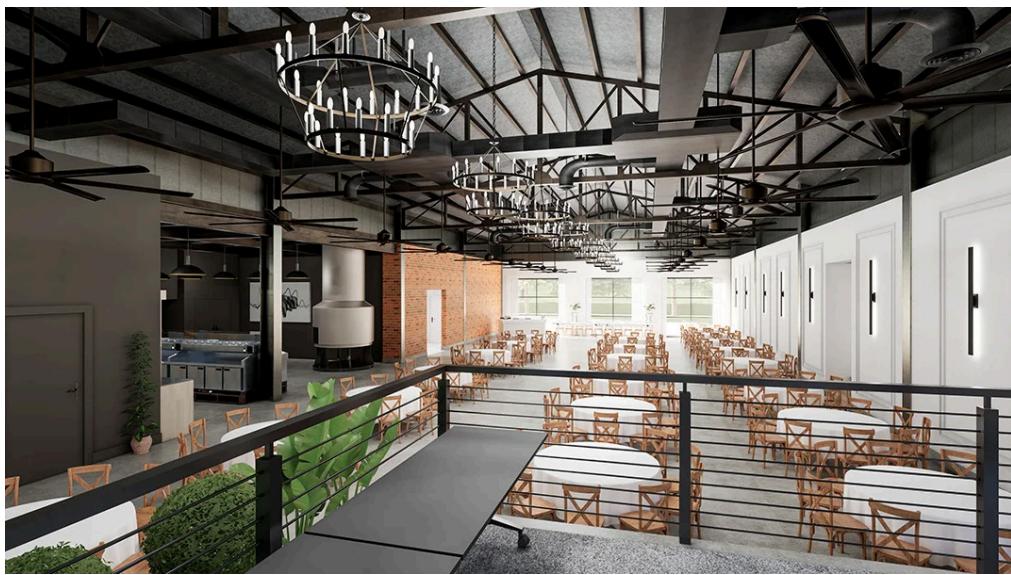
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Rendering of the renovated Foundry banquet facility in Oswego. Photo courtesy of Alberts Group.

Building Tomorrow: A Vision for Oswego County's Economic Growth

By Oswego County Business Magazine (<https://oswego county business.com/author/admin/>) -
February 27, 2025 -
Departments (<https://oswego county business.com/category/departments/>) / Economic Trends (<https://oswego county business.com/category/departments/economic-trends/>) / Progress (<https://oswego county business.com/category/feature-stories/progress/>)

By Austin Wheelock | ooc@oswego county.org (<mailto:ooc@oswego county.org>)

When you think of economic development, excitement and opportunity may not always come to mind — but for us, they are at the heart of everything we do.

At Operation Oswego County, the county's designated economic development organization, every day brings new inspiration, as we never know exactly what opportunities will unfold.

This is because economic development is about equipping our local economy with the tools and resources it needs to create resiliency, adapt to change, attract investment and create opportunities that benefit everyone.

Whether it is an advanced manufacturing company relocating here to make clean room components or a local Mexican restaurant looking to expand, we are constantly energized by the growth that we see happening in our community.

One thing is clear: the future of economic development in Oswego County is unfolding right now, driven by a vision of innovation, strategic investment, and collaboration. As the county evolves to meet the demands of tomorrow's industries, we are committed to building a foundation for long-term, sustainable growth.

From expanding industrial parks to attracting cutting-edge industries to providing vital small business financing that supports rural and downtown revitalization, Oswego County is positioning itself to be a leader in the next wave of economic progress.

Site Development: Preparing for Tomorrow's Industries

The mantra is clear: if you do not have sites ready for new businesses, you are not truly open for business.

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To stay competitive in today's fast-moving economy, Oswego County must ensure a steady pipeline of shovel-ready industrial sites.

By the end of 2025, OOC and the Oswego County Industrial Development Agency — with the assistance of state and federal economic development partners — will begin construction on the expanded L. Michael Treadwell Oswego County Industrial Park in the town of Schroeppel.

This expansion builds on momentum gained in 2024 with the allocation of \$2.5 million in federal funds from the U.S. Economic Development

Administration. These funds, along with matching local investments, will be used to develop essential infrastructure, including public roads, water and sewer systems, making the site an attractive location for advanced manufacturing and semiconductor supply chain businesses.

The proximity of the expanded industrial park to the Micron semiconductor site and the planned investments has already sparked interest from several companies seeking to take advantage of the region's infrastructure and strategic location.

Oswego County is on the verge of becoming an important contender in the semiconductor and advanced manufacturing supply chain. The expansion of the industrial park is a key piece of the county's dynamic economic development strategy, aligning with innovative trends in technology and manufacturing.

Beyond the LMTOCIP expansion, officials are collaborating with the owners of Riverview Business Park, the former Attis ethanol plant and nearby properties just outside the city of Fulton in the town of Volney, to create a "clean and green technology" park. This initiative will fuel innovation in clean energy, advanced manufacturing, agribusiness and renewable sectors.

The \$26 million renovation of the RBP, located on the site of the old Miller Brewery, is already underway — with half of the 800,000-square-foot space ready for new tenants and the rest set for completion by 2026. Coupled with the county's acquisition and reimagining of the former ethanol plant, this effort will help make the "clean and green" vision a reality.

To support this, OOC is assisting a technology company in advancing a project to manufacture ultra-pure CO₂ and clean energy on an adjacent site owned by the Oswego County IDA, generating significant economic activity and acting as a catalyst for additional businesses to expand and thrive.

Building on Oswego County's Competitive Strengths

Despite being a rural county, Oswego County has an abundance of globally impactful competitive advantages and we are committed to ensuring the world knows about them.

Oswego County's economic success is built on three key advantages: power, water and workforce.

As one of the Northeast's largest energy producers, the county is home to more than 5,500 megawatts of power generation, including nuclear, hydro, natural gas, solar and wind. With three of New York's four nuclear plants located here, Oswego is a key energy hub. In partnership with Constellation, the state is also exploring the possibility of a fourth advanced nuclear reactor at Nine Mile Point, which would create hundreds of additional high-paying jobs and advance clean energy goals. The county's access to abundant clean water from Lake Ontario, Oneida Lake and local rivers supports industries ranging from manufacturing to tourism, with recent developments like the Lake Ontario Marine Sanctuary and expansions at the Port of Oswego further boosting economic potential. Additionally,



Rendering of the new ConnexCare Oswego location. Photo courtesy of ConnexCare.



N.E.T. & Die is expanding in Fulton. Shown are Michelle Shatrau, the company's chief executive officer, and Austin Wheelock, Operation

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Oswego County's skilled workforce is a cornerstone of its future, with workforce development initiatives at institutions like SUNY Oswego, Cayuga

Community College, and CitiBOCES preparing the next generation of talent for key industry sectors such as manufacturing, healthcare, tourism and agribusiness.

Oswego County's executive director. Photo courtesy of Operation Oswego County

A Strategic Path to Growth

Oswego County truly has something special — its geographic and community diversity creates a rich mix of economic development and growth opportunities, from heavy industry to tourism to agriculture.

Each area of the county has its own unique strengths, and with the right economic strategy in place, every part of the county can thrive.

Whether it is the developing industrial and technology hubs, the charming downtowns, the picturesque spots that draw tourists or the vast agricultural lands that feed our citizens and fuel our economy, every corner of the county plays a key role in our economic success.

In our vision, all communities — from Oswego to Redfield and Cleveland to Schroepel — have opportunities for growth and it is our mission to facilitate prosperity throughout the entire county. By working together with our businesses, municipalities and residents in a planned and collaborative approach, we can unlock the full potential of Oswego County and create lasting, shared success.

In 2025, we are making a concerted effort to meet our businesses and citizens where they reside and ensure our programs and resources support businesses large and small, urban, and rural, from corner to corner of the county.

Rebranding Operation Oswego County: A Fresh Vision for Future Growth

As Oswego County charts its path forward in a rapidly changing economic landscape, Operation Oswego County recognizes the need to evolve its identity to better reflect its dynamic role in driving regional growth.

Rebranding the organization is not just about updating a logo or a name — it is about signaling a new chapter in economic development. As the county becomes an increasingly vital hub for emerging industries like semiconductor manufacturing, clean energy and advanced technologies, OOC's brand must convey innovation, collaboration and a forward-thinking approach.

The rebranding will help highlight Oswego County's competitive strengths, making it easier to attract resources and business opportunities.

By modernizing its image, OOC can stand out in a crowded market and reinforce its mission to support sustainable economic growth across diverse sectors. This move not only strengthens OOC's position in the current landscape but also signals the organization's readiness to take on future challenges and ensure that Oswego County remains an attractive destination for both businesses and residents alike.

In upcoming issues, we will continue to dive deeper into the various aspects of our economic vision and share examples of our successes and future initiatives, including projects focused on sustainable growth, innovation and community development, so stay tuned for more insights.



Austin M. Wheelock, certified economic developer (CEcD), is the executive director of Operation Oswego County, Inc. For more information, call 315-343-1545 or visit www.oswegocounty.org (<http://www.oswegocounty.org>).

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