

FOR SALE



481 LIQUOR AND WINES

201 Seneca St, Fulton, NY 13069



PROPERTY DESCRIPTION

Introducing a turn-key investment opportunity in Fulton, NY. This spacious 7,293 SF retail property, constructed in 1964 and renovated in 2023, offers a prime location on the main route North and South through Fulton! Boasting a strategic position in the heart of Fulton, with a long heritage, this free-standing building presents a perfect situation for an owner-operator or investor to continue this property's legacy. Operating as a bustling liquor and wine store in the heart of Fulton, the sale can include all inventory (subject to audit at closing), furniture, fixtures, business equipment and licenses for an additional \$190,000.00 (subject to state approval) for a seamless transition. Its excellent visibility and accessibility with nearly 16,000 cars passing daily, coupled with the established presence and opportunity for additional tenants and uses within the building, make this property a highly appealing choice for users or investors seeking to capitalize on the vibrant retail and apartment market in the Fulton area.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,590	6,503	8,667
Total Population	8,434	15,516	21,009
Average HH Income	\$60,921	\$67,759	\$70,502

PROPERTY HIGHLIGHTS

- 7,293 +/- SF building
- .20 +/- Acre Lot
- Turn-Key Liquor Store or Provided Vacant
- Up-Side Buildout Potential
- Prime Location on Main Road
- 15,796 AADT (2023)
- Off-street Parking in front
- Inventory Available (Subject to Audit)

OFFERING SUMMARY

Sale Price:	\$239,999
Lot Size:	0.2 Acres
Building Size:	7,293 SF

DAVIS YOHE

315.329.1328

davis@bridgewaycr.com

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COMMERCIAL.
Bridgeway Realty

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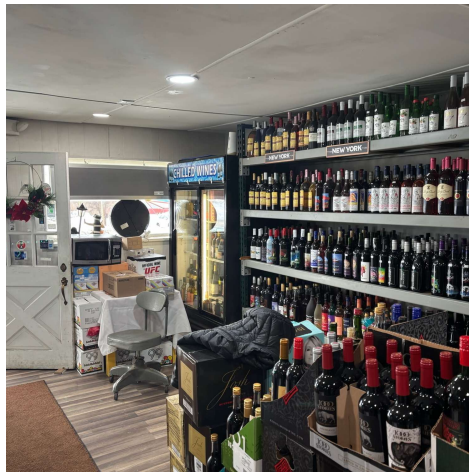
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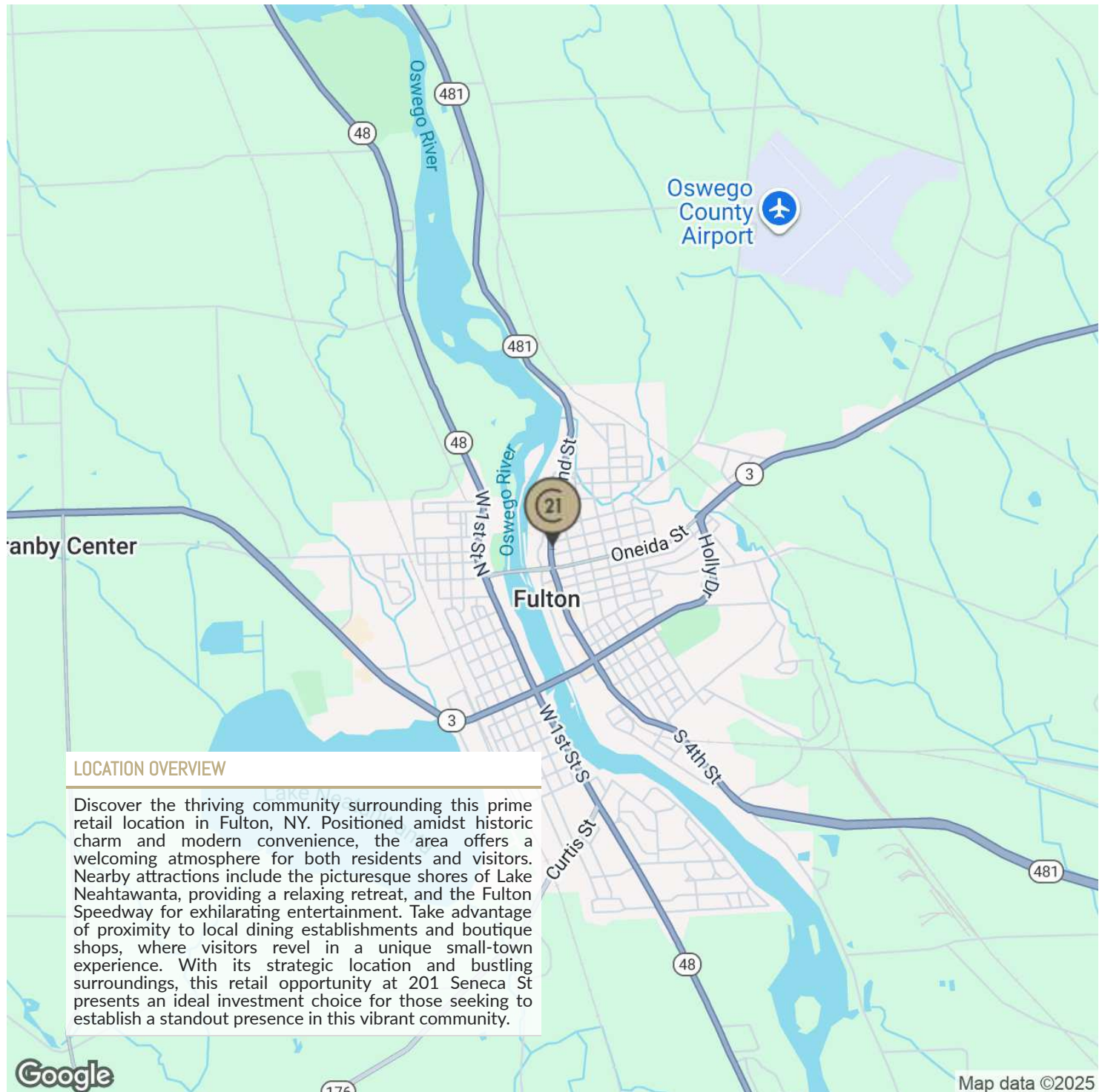


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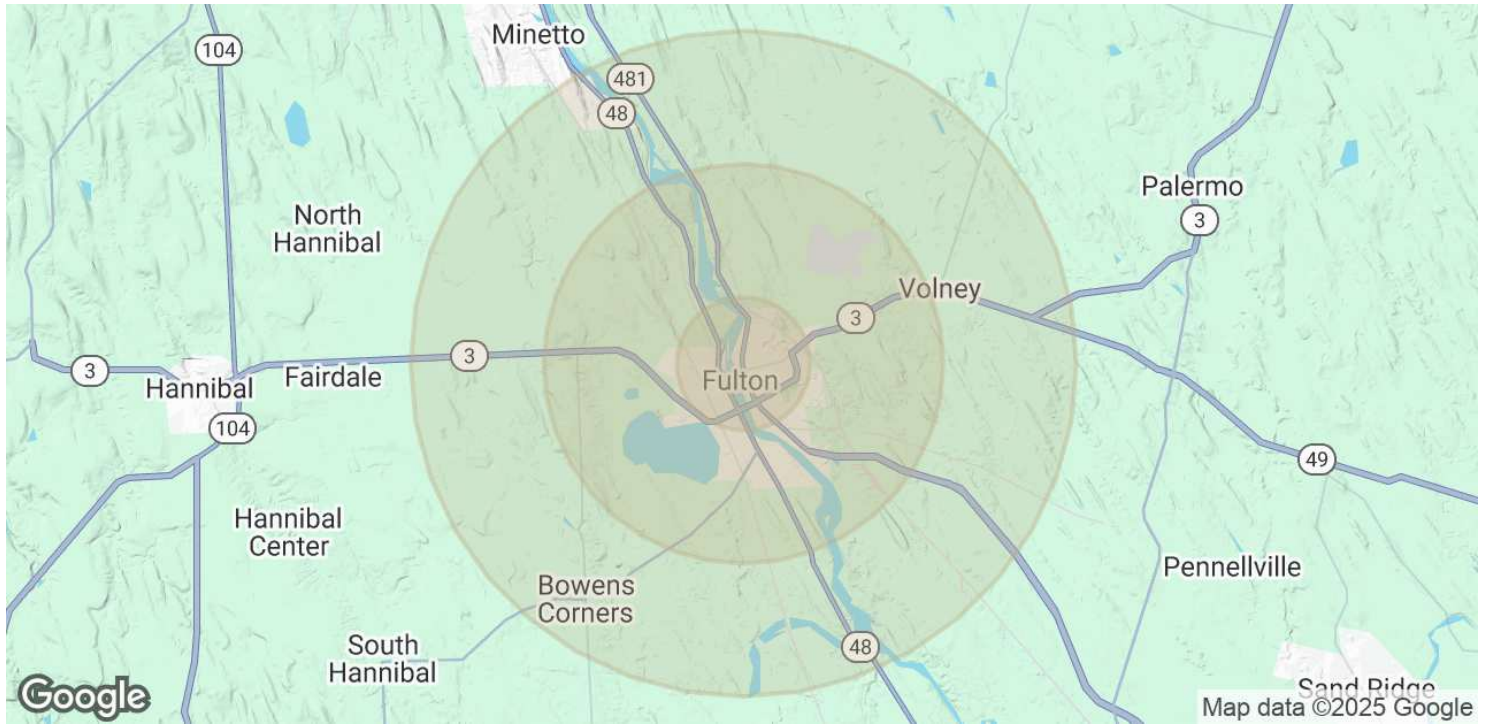
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,434	15,516	21,009
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,590	6,503	8,667
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$60,921	\$67,759	\$70,502
Average House Value	\$130,401	\$146,582	\$155,272

Demographics data derived from AlphaMap

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