

Unique Commercial Real Estate Opportunities

# 1 Public Square & 4 Thomas Street, Holley NY

Make Your Business The Heart of Holley, NY



*Gavin M. Townsend*

Exclusive Listing Representative  
Licensed Real Estate Salesperson

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97 Main Street, Batavia, NY 14020 



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Hey there! I'm Gavin Townsend, the Hometown Girl who Gets It Done and your go-to Realtor with a unique blend of experience in real estate sales, property management, investing, and a creative past in education and the arts. I'm dedicated to leveraging my comprehensive skill set to help my clients—whether buyers or sellers—realize their real estate goals. Licensed in the State of New York, I'm committed to my profession and to providing exceptional service to each and every client in Western New York and Beyond!

My roots run deep in Batavia, NY, a place I'm proud to call my origin and I currently enjoy a serene life in Linden, NY, while also embracing the island energy of Key West, FL where I split my time. At my core, I'm a partner to Ivor, a craftsman from South Africa, a dog-mom to our sassy and independent hound Lucky, and a daughter to Vicki and Gary, who gifted me with a relentless work ethic, entrepreneurial spirit, and a deep-seated passion for real estate.

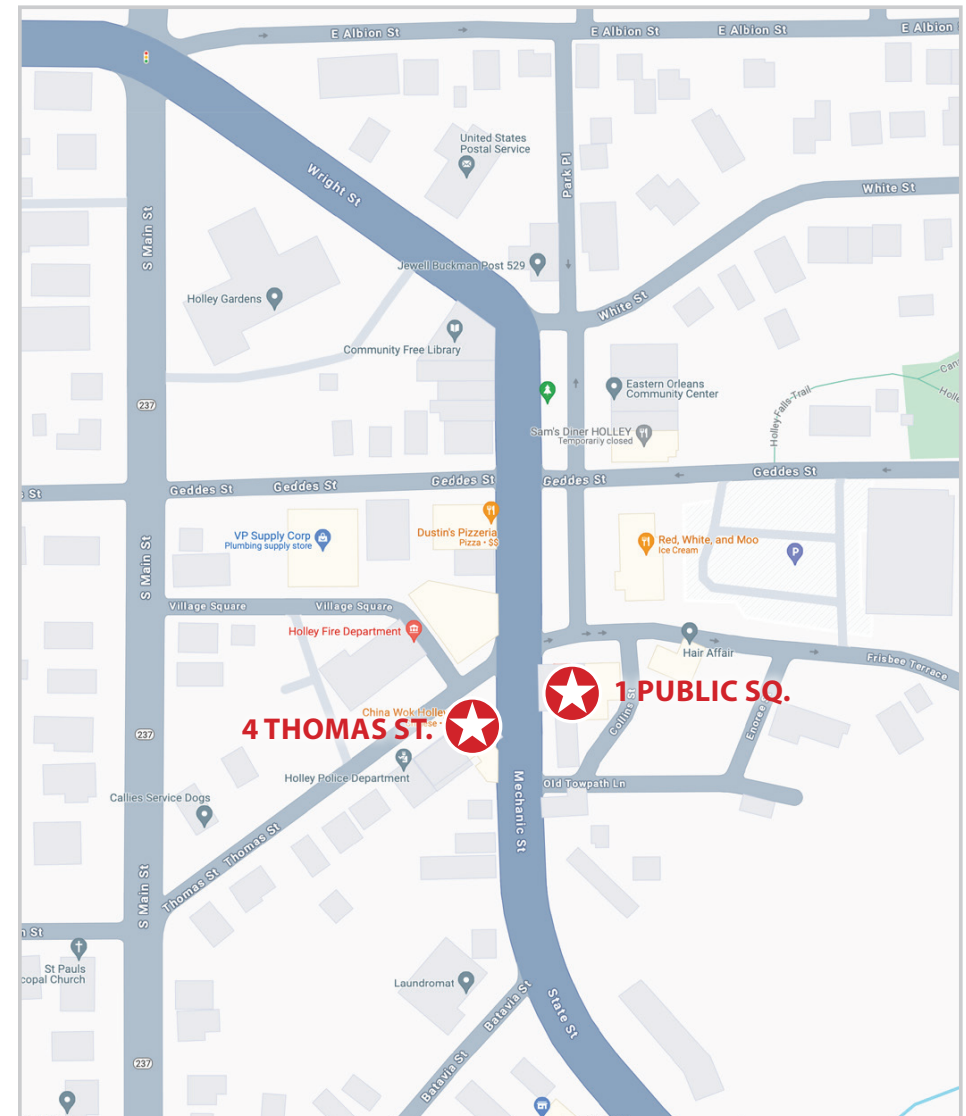
My approach to real estate is distinguished by my market knowledge, a proven track record, creative problem-solving, and a dash of humor, earning me the affectionate moniker, the Mary Poppins of Real Estate from those I've had the pleasure to serve as well as formal recognitions from my broker as the Sales Professional of the Year in 2023. I'm deeply invested in our WNY community, passionate about crafting personalized success strategies for my clients, and am always keen on marketing and promotion, not to mention my love for seltzer and sparkly beverages, candles and incense, and immersing myself in podcasts or audiobooks.

I'm excited to meet you, learn about your unique real estate needs, and partner with you on your real estate adventure. With me, you get more than a Realtor; you get a friend dedicated to making your real estate goals a reality. We'll Get It Done and make magic happen, together!



## 2 Great Opportunities with Prime Retail and Residential Locations

- Walkable from all directions
- High Visibility
- Near Public Services, including the Police Department
- Near local businesses and community centers
- A Moment's Walk to the Erie Canal, Holley Canal Falls, and the Canal Park Trail
- Approx. 10 Minutes Drive from Brockport, 15 Minutes to Lake Ontario, 30 Minutes from Medina, 35 Minutes from Rochester, 1 Hour from Buffalo



# Purchase the Properties Individually or as a Package!

The seller seeks a buyer who is interested in purchasing both 1 Public Square and 4 Thomas Street, located on the corner immediately across the street. In addition, the seller is offering the first right of refusal to purchase 5 Old Towpath Lane, a residential property located in back of 1 Public Square that currently offers 3 residential rental units (1 duplex and 1 cottage) as well as parking and dumpster storage for 1 Public Square. This is a rare opportunity to establish diversified income from multiple properties, all in one, central and convenient location!



## 1 PUBLIC SQUARE

- Historic building  
Meticulously renovated in 2014  
14,000 SF – 0.15 acres – \$799,900.00
- Restaurant (unoccupied)  
Available for Lease
- 5 Residential units (occupied)  
Included in sale of building
- Furnishings and equipment  
included in sale of building



## 4 THOMAS STREET

- Newly renovated building  
2,169 SF – 0.02 acres – \$299,900.00
- Bakery (unoccupied)  
Available for Lease
- 2 Residential units (occupied)  
Included in sale of building
- Furnishings and equipment  
included in sale of building



## 5 OLD TOWPATH LANE

- Multi-Family/Double Home  
with Cottage (3 Rental Units)
- Located behind 1 Public Square
- Available to the individual who buys  
1 Public Square as the first right of refusal
- Each rental unit is occupied \$700/month  
plus utilities, Dumpster for the restaurant  
currently at this location

# PROPERTY SPOTLIGHT

1 PUBLIC SQUARE, HOLLEY, NY 14470

14,000 SQFT ■ 0.15 ACRES ■ \$799,900.00

## **ENTIRE BUILDING FOR SALE - All Furniture, Fixtures & Equipment for Restaurant and Appliances for Apartments included in the Sale**

Big, Bold and Beautiful! 1 Public Square is a meticulously renovated (2014) historic building offering exceptional opportunities for entrepreneurs & investors alike. This beautifully maintained property features an existing turn-key restaurant on the 1st level (3500 sq ft), complete with top-of-the-line culinary amenities, and a versatile 600 sq ft office. The full basement (3500 sq ft) provides additional function for the restaurant and ample storage space. All restaurant furniture, fixtures and equipment included in the sale! The 2nd level features 4 exquisite “executive suite” apartments of varying sizes/layouts with spacious living areas, high ceilings, abundant natural light, and in-unit laundry; one fully accessible unit is on the 1st floor. Located in the heart of the village, this prime location grants easy access to local amenities and businesses as well as the surrounding areas. Whether seeking a restaurant opportunity with office space or transform the existing space into another service, business, or office, or to take advantage of the luxurious living quarters with tremendous income potential, 1 Public Square offers a rare chance to position your business while owning a piece of history.

## **RESTAURANT IS CURRENTLY UNOCCUPIED**

All Residential Units Vary in Size/Rents Range from \$1100 to \$1500/month and are Currently Occupied - Please See Attachment in the Listing.



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# PROPERTY SPOTLIGHT

## 4 THOMAS STREET, HOLLEY, NY 14470

2,169 SQFT ■ 0.02 ACRES ■ \$299,900.00

### **ENTIRE BUILDING FOR SALE - All Furniture, Fixtures & Equipment for Restaurant and Appliances for Apartments included in the Sale**

This beautifully renovated corner building is a delightful confection of a property! With its prime location in the Village, this commercial building enjoys high visibility and excellent traffic. Inside, you'll find an adorable turn-key donut shop/bakery that has never been used, designed to maximize efficiency and customer satisfaction. The shop features a cozy seating area, high-quality equipment, modern fixtures, and colorful decor that will captivate customers. All bakery furniture, fixtures and equipment included in the sale! This remarkable property offers not only a charming and fully equipped commercial space but also two desirable residential rental units – one above and one below the bakery – making it an exceptional investment opportunity. Whether you keep the turn-key bakery or develop the space into retail or office space, this property is ready to sweeten your investment portfolio!

### **BAKE SHOP IS CURRENTLY UNOCCUPIED**

- Lower Residential Rental Unit \$600/month plus utilities and is Currently Occupied
- Upper Residential Rental Unit \$850/month plus utilities and is Currently Occupied



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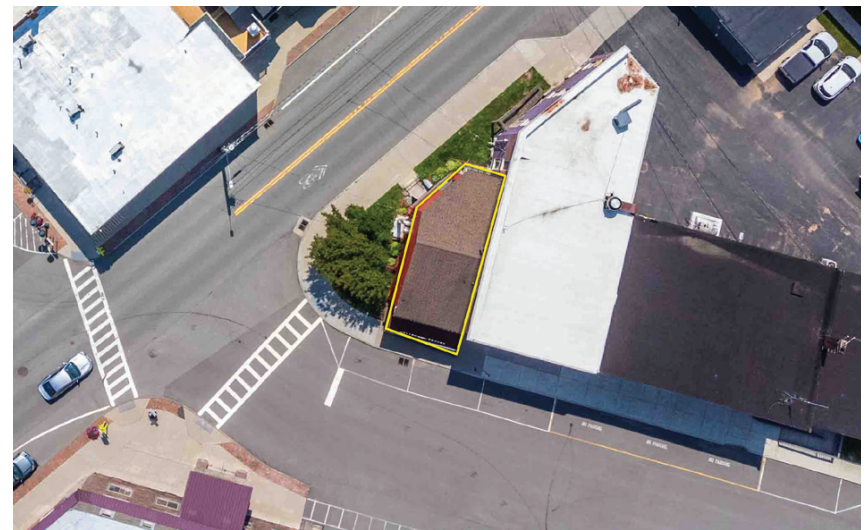


## IMAGINE THE POSSIBILITIES!

Both 1 Public Square and 4 Thomas Street are currently positioned as restaurants/food vendors, but these spaces could also be repurposed for a number of businesses, including but not limited to:

- Office Space, including accounting, law, medical, etc.
- Other Retail
- Mix and match businesses for income diversification and synergy!

The 5 residential units included at 1 Public Square, 4 Thomas Street, and 5 Old Towpath Lane offer the opportunity for diversified income to complement the commercial spaces, for an owner-occupant and/or employee housing!



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# TRULY TURNKEY!

These properties have undergone extensive renovations in the last decade, restoring these historic buildings to their current glory! Improvements include:

**1 PUBLIC SQUARE** - Restaurant is completely turn key, high end, extraordinary and impressive. Owners are interested in a triple NNN lease of the restaurant but may be open to flexibility with the base rent. There are 5 remarkable apartments in this building of varying sizes. Rent roll included in the listing. Office space also available/included in the restaurant. **All furnishings, fixtures, and equipment in restaurant included in sale of building.**

**4 THOMAS STREET** - Completely renovated a couple of years ago; practically a new build now. Owners are interested in a triple NNN lease of the bakery but may be open to flexibility with the base rent. They have indicated \$2500 base rent plus utilities, taxes, insurance, and maintenance for the available space. 3 years lease is acceptable. Maintenance would be the responsibility of the tenant and the owners prefer that the tenants maintain the equipment included in the lease.



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# INCLUDED WITH 4 THOMAS STREET

The list of appliances included in the lease for the bakery includes the following (all of which is brand new save for one gently used fridge):

- Used Hobart mixer 60 qt - age unknown
- New Megali 6 burner range
- New Belshaw fryer & donut depositor
- Used NUVU proofer oven - age unknown
- New Serveware 2 door refrigerator
- New stereo/ speakers
- Used Randell 2 door refrigerator age unknown
- New drop safe
- New Belshaw donut filler
- New Clover POS
- New Coffee bean grinder from JFS Curtze
- New 6 burner coffee maker from JFS Curzte

# Walk These Properties & Get Your Questions Answered!

Schedule your private showing today, so you can experience the vibrancy of the buildings and their surroundings. Gavin M. Townsend is an experienced commercial real estate professional who can assist you with every aspect of your decision-making and purchase process. Contact her today!



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