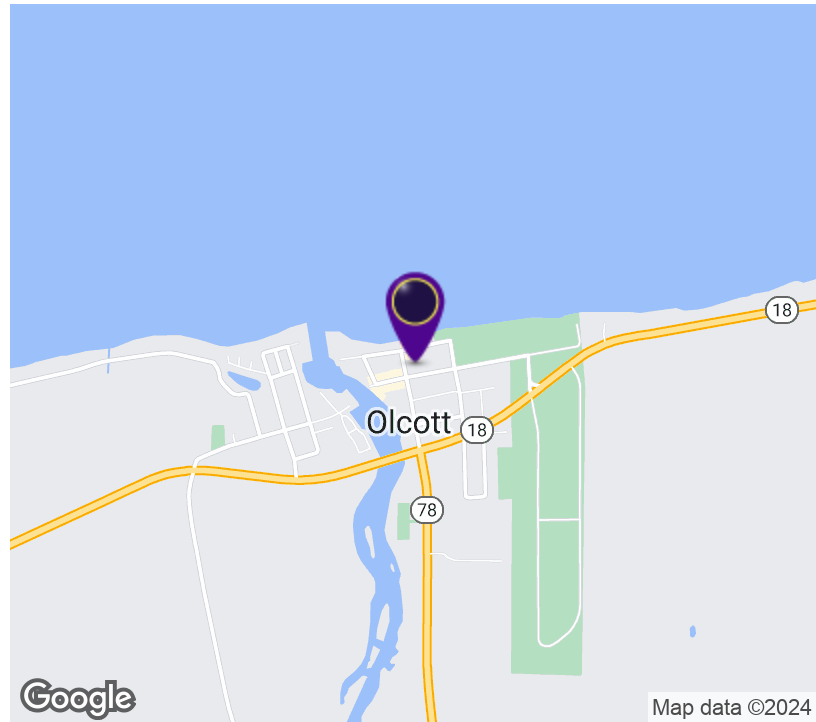


# Sports bar available for sale or lease

5959 E. Main Street & 1543 Lockport St, Olcott, NY 14126



## OFFERING SUMMARY

Sale Price:	\$599,900
Lease Rate:	Call for Details
Lot Size:	0.07 Acres
Year Built:	1999
Building Size:	6,260 SF
Price / SF:	\$95.83

## PROPERTY OVERVIEW

Fully renovated sports bar available for sale or lease. Excellent location in a charming destination town on the shores of Lake Ontario. Lake views from the large patio. Ground floor bar with 4 apartments on the second floor and studio on the first with walk out deck. Newer roof, siding and furnace. Liquor license could be available to new tenant. Year round income. Adjacent restaurant with two residential units and a store front also available. Seller will hold private mortgage for a qualified buyer with \$200,000 down. Total package does not include the adjacent 1+/- acres of additional land. The sports bar is currently available. The adjacent restaurant is currently leased, both bar and restaurant can be connected and operated as one business. Price includes both buildings.



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### LOCATION DESCRIPTION

Located at Olcott Harbor Pier with great Salmon fishing and water sports. Surrounded by inviting shops and landmarks. Immediately adjacent to Carousel Park and Lakeview Fair Village Shops. Close proximity to Eastern Niagara Hospital, Fisherman's Park, Wilson Marina, wineries, Van Horn Mansion

### PROPERTY HIGHLIGHTS

- Investment Property
- Great Location
- Many Nearby Attractions
- Sale Includes Both Buildings
- Any Reasonable Offer Considered

### OFFERING SUMMARY

Sale Price:	\$599,900
Lease Rate:	Negotiable
Lot Size:	0.07 Acres
Building Size:	6,260 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	75	2,132	9,158
Total Population	200	5,665	24,911
Average HH Income	\$66,321	\$63,746	\$64,536



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ADDITIONAL PHOTOS

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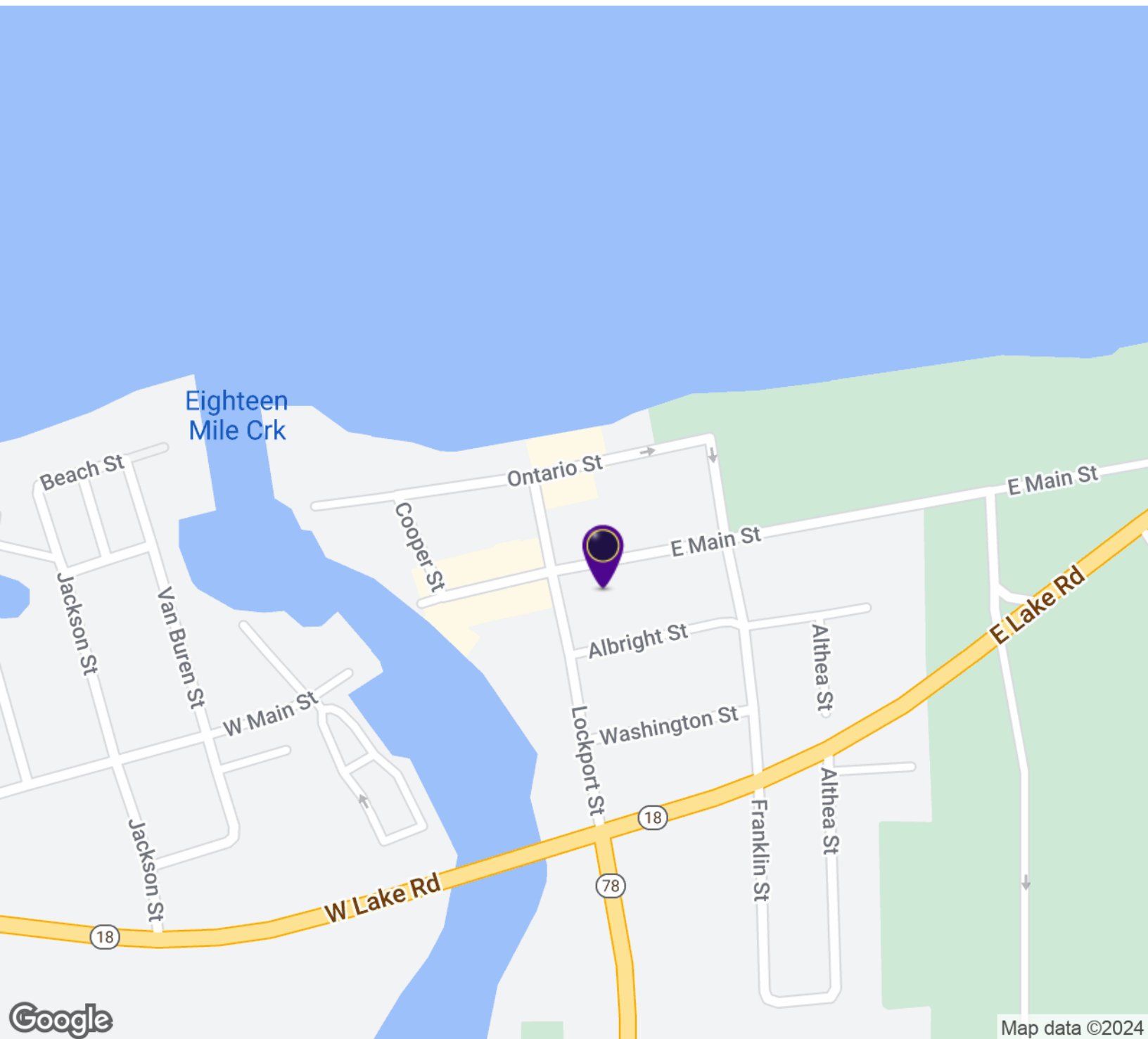
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## LOCATION MAP

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