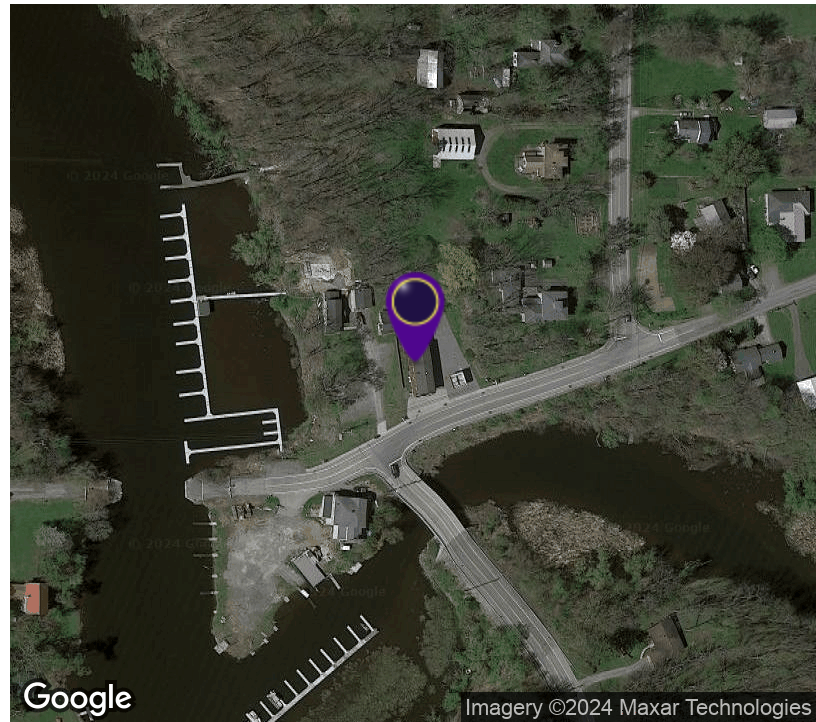


NEW PRICE! 4,198+/- SF Retail/Gas Station/Apartment
1292 Oak Orchard Rd, Kent, NY 14477

**SALE PRICE****\$369,000****OFFERING SUMMARY**

Lot Size: 0.74 Acres

Year Built: 1900

Building Size: 4,198 SF

Zoning: Commercial

Price / SF: \$87.90

PROPERTY OVERVIEW

Two landmark businesses with large owner's unit all under one roof. Owner retired after 50 years of uninterrupted service. Narby's has a loyal customer base of sportsman from near and far, and members of the local community. This well maintained building housed Narby's Superette, Tackle Shop and Gas station. Located in an ideal picturesque setting with river views and just 1 mile from Point Breeze and Lake Ontario. This is the place to grab a bite, gas up the boat and brag about your catch of the day. The second floor is a spacious 4 bedroom apartment with laundry, and large patio for relaxing and entertaining. Perfect for owner operator, manager or as additional rental income. Tackle shop offers gear, tied flies, hunting and fishing licenses, and derby weigh-in station. Superette, with owned gas pump, sundries, beer sales, gifts has served the community for half a century. Plenty of space for you to bring your new ideas. Huge walk-in cooler, newer A/C, Large Parking lot. This building and business has been consistently maintained yet retains it's nostalgic character. Be your own boss, embrace the peaceful country lifestyle, and brag about your 30 second commute to work.



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PROPERTY SUMMARY

NEW PRICE! 4,198+/- SF Retail/Gas Station/Apartment
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LOCATION DESCRIPTION

Located on Old Orchard Rd between Rt. 98 and Rt. 18. 1 mile from Point Breeze and Lake Ontario.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	105	1,698	9,204
Total Population	177	3,037	20,174
Average HH Income	\$63,755	\$61,894	\$60,832

PROPERTY HIGHLIGHTS

- LOT: 0.74 +/- Acres: 138' +/- X 234' +/-
- 4,198+/- SF Building
- Two landmark businesses
- Large Apartment above Business
- Walk in Cooler
- New A/C Unit
- Large Parking Lot
- Cost of inventory not included in sale price



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ADDITIONAL PHOTOS

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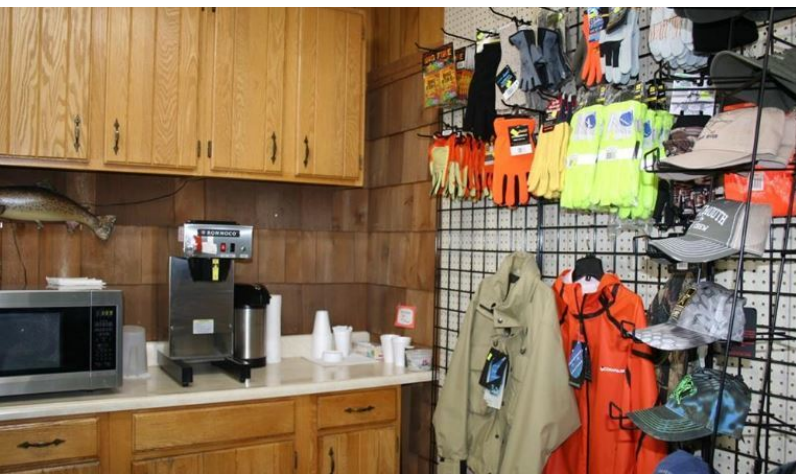


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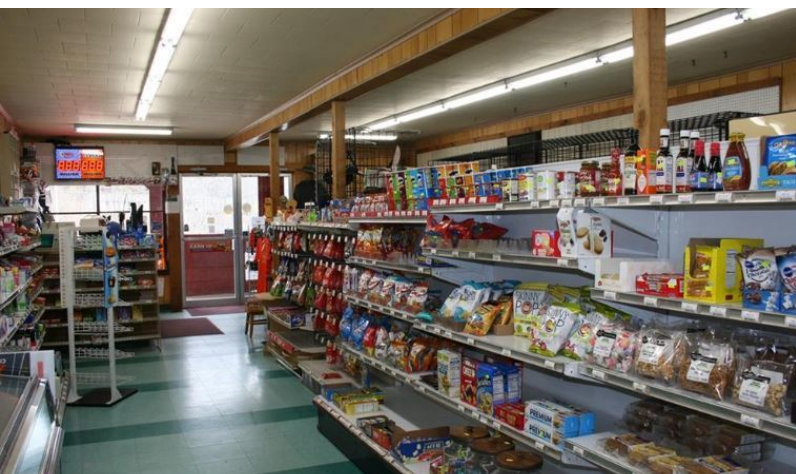


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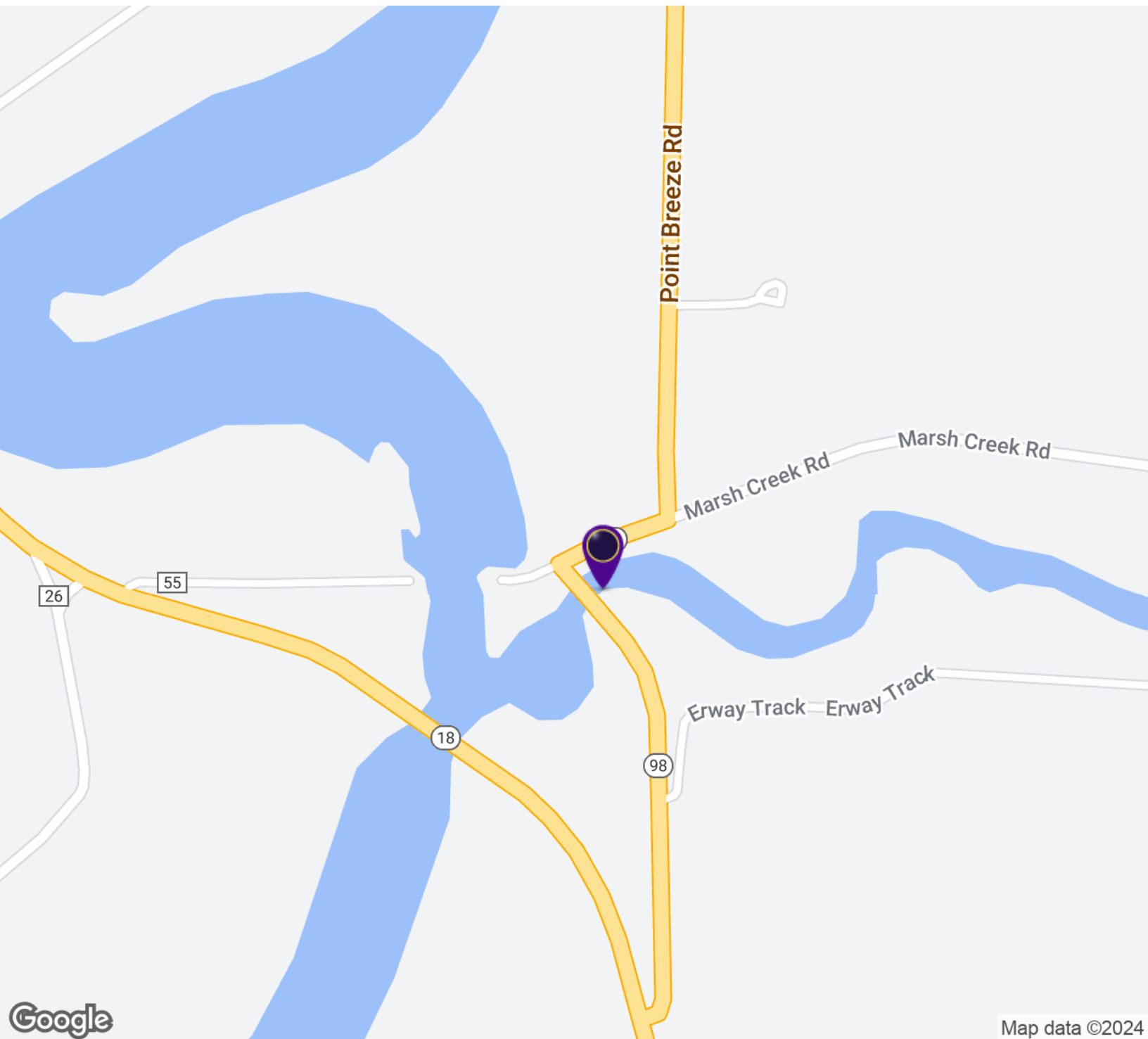
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LOCATION MAP

NEW PRICE! 4,198+/- SF Retail/Gas Station/Apartment
1292 Oak Orchard Rd, Kent, NY 14477

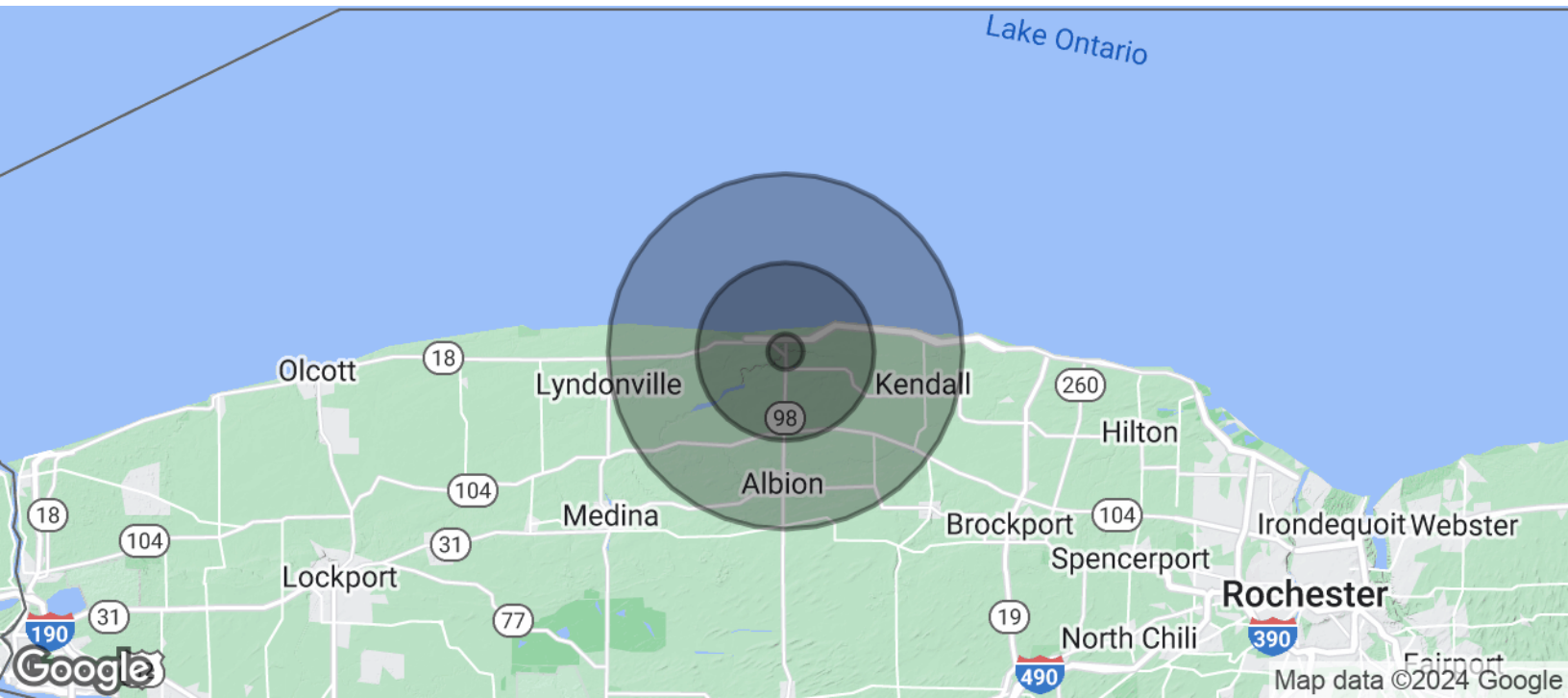


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DEMOGRAPHICS MAP & REPORT

NEW PRICE! 4,198+/- SF Retail/Gas Station/Apartment
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	177	3,037	20,174
Average Age	47.2	47.1	44.0
Average Age (Male)	44.3	46.3	42.4
Average Age (Female)	52.2	48.7	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	105	1,698	9,204
# of Persons per HH	1.7	1.8	2.2
Average HH Income	\$63,755	\$61,894	\$60,832
Average House Value	\$135,434	\$125,857	\$133,302

* Demographic data derived from 2020 ACS - US Census



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