

17,163+/- SF Chocolate Factory

1277 Route 5, Silver Creek, NY 14136



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$450,000 |
| Lot Size: | 1.28 Acres |
| Year Built: | 1980 |
| Building Size: | 17,163 SF |
| Zoning: | Commercial |
| Price / SF: | \$26.22 |

PROPERTY OVERVIEW

This historic hundred year old business located in a highly trafficked stretch of Rt. 5, in beautiful Chautauqua County. Included in this large 1.2+/- acre parcel is well maintained building 17,163+/- SF that housed the Valvo Chocolate and Retail Store. All equipment and display cases are included. This turnkey family business could be reopened or converted to a Restaurant or Retail Shopping Center with plenty of parking. In close proximity to Sunset Bay beautiful beach and Cabaña Sam's beach club which has been drawing summer fun seekers for generations. Another huge draw are all of the wineries close by as well as the Chautauqua Institute. This iconic building steeped in tradition is a can't miss and must be seen. The owner is retiring but would like shepherd the buyer if needed. Please call to setup a viewing while it's still available.

LOCATION OVERVIEW

Located on Route 5 and 20 near the 90 Thruway in a heavily trafficked area. Surrounding businesses include Sav-A-Lot, Dollar General, Guarecello's, Napa Auto Parts, E-Z Self Storage, Sunset Grill, Aunt Millie's Family Restaurant & Bakery, Sunset Bay Beach Club, Sunset Bay State Park Marina, Hidden Harbor Marina, Tim Horton's, Burger King and Kwik Fill.

PROPERTY HIGHLIGHTS

- 17,163+/- SF Space
- Plenty of Parking
- Large Warehouse Space
- Busy Traffic Area



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

17,163+/- SF Chocolate Factory

1277 Route 5, Silver Creek, NY 14136

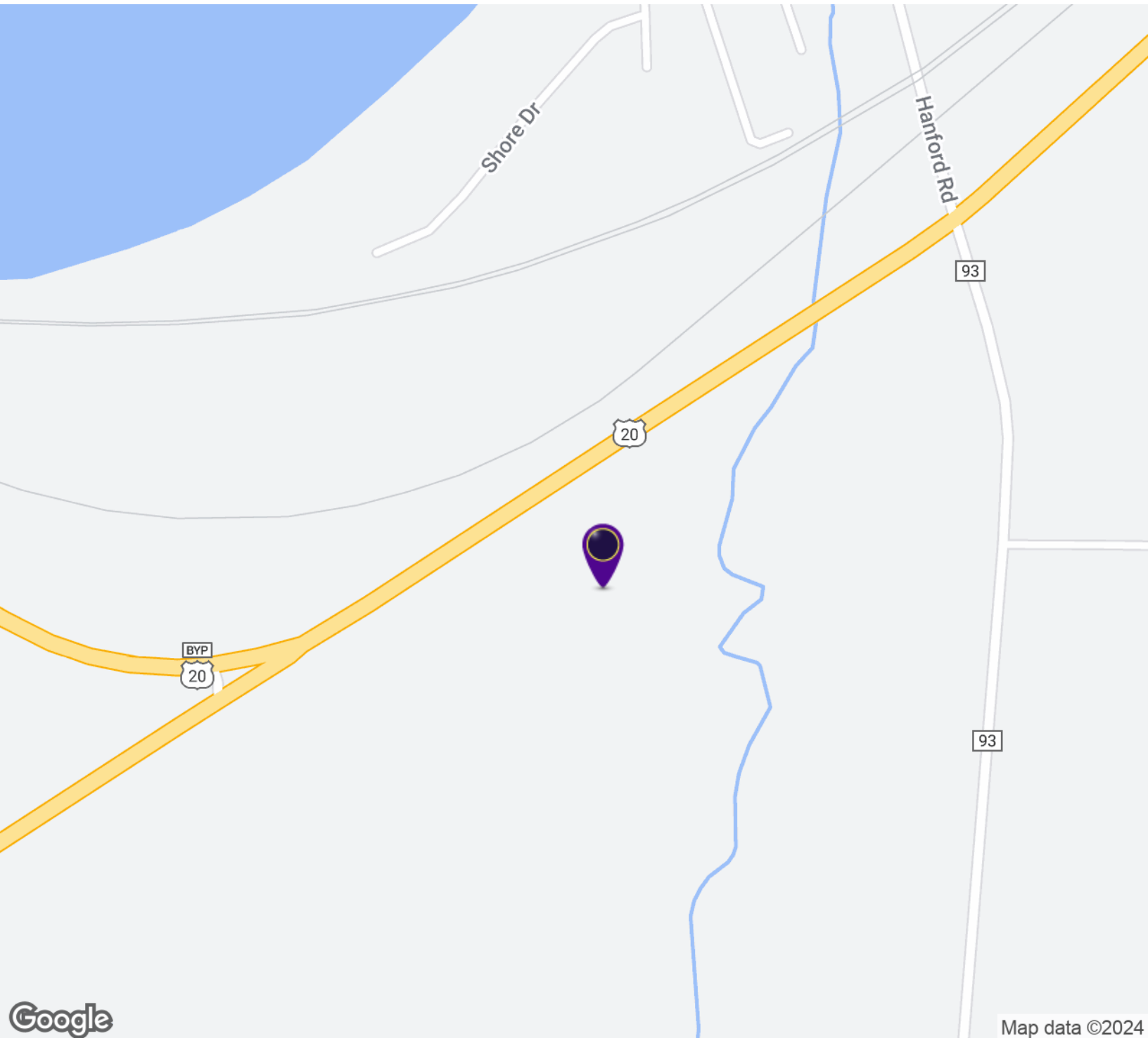


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

LOCATION MAP

17,163+/- SF Chocolate Factory
1277 Route 5, Silver Creek, NY 14136

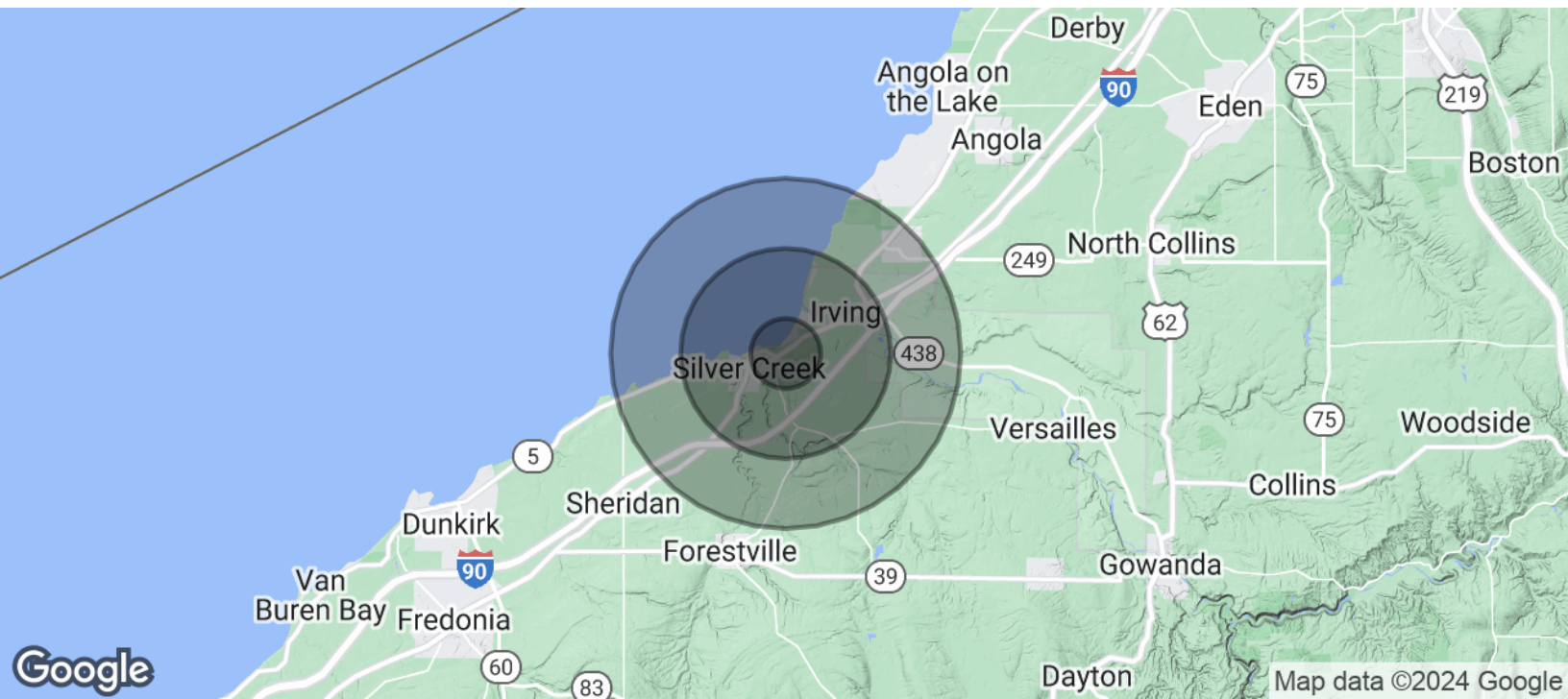


RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

17,163+/- SF Chocolate Factory

1277 Route 5, Silver Creek, NY 14136



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,363 | 4,643 | 6,863 |
| Average Age | 49.9 | 47.8 | 47.3 |
| Average Age (Male) | 46.3 | 45.6 | 45.7 |
| Average Age (Female) | 55.8 | 51.3 | 49.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 853 | 2,590 | 3,705 |
| # of Persons per HH | 1.6 | 1.8 | 1.9 |
| Average HH Income | \$43,078 | \$51,991 | \$53,669 |
| Average House Value | \$123,429 | \$114,203 | \$118,678 |

* Demographic data derived from 2020 ACS - US Census