



7217 State Route 96

7217 State Route 96, Victor, NY 14564



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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Richard Rock

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FOR SALE | 7217 State Route 96

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Offering Summary

Sale Price:	\$1,600,000
Building Size:	7,095 SF
Available SF:	4,500
Lot Size:	4.2 Acres
Price / SF:	\$225.51
Year Built:	2014
Zoning:	Commercial
Traffic Count:	20,380

Property Overview

This is a great opportunity to purchase an existing restaurant and catering business already in place. This is a turn-key opportunity with the ability to buy or lease the property and to operate the business. Equipment and inventory is included. Property provides an outside deck for dining, ample parking, and a great location in the Town of Victor NY. Note: The \$1,600,000 includes the business that is available For Sale. The Town Victor has an abundance of Industrial, Office and Retail businesses that supports the community in many ways.

Property Highlights

Six50 Black Oven Cooking restaurant is owned and operated locally since 2014, offers catering services for any kind of special event, celebrations, or business meeting. Location can accommodate up to 180 customers and open 6 out of 7 days weekly.

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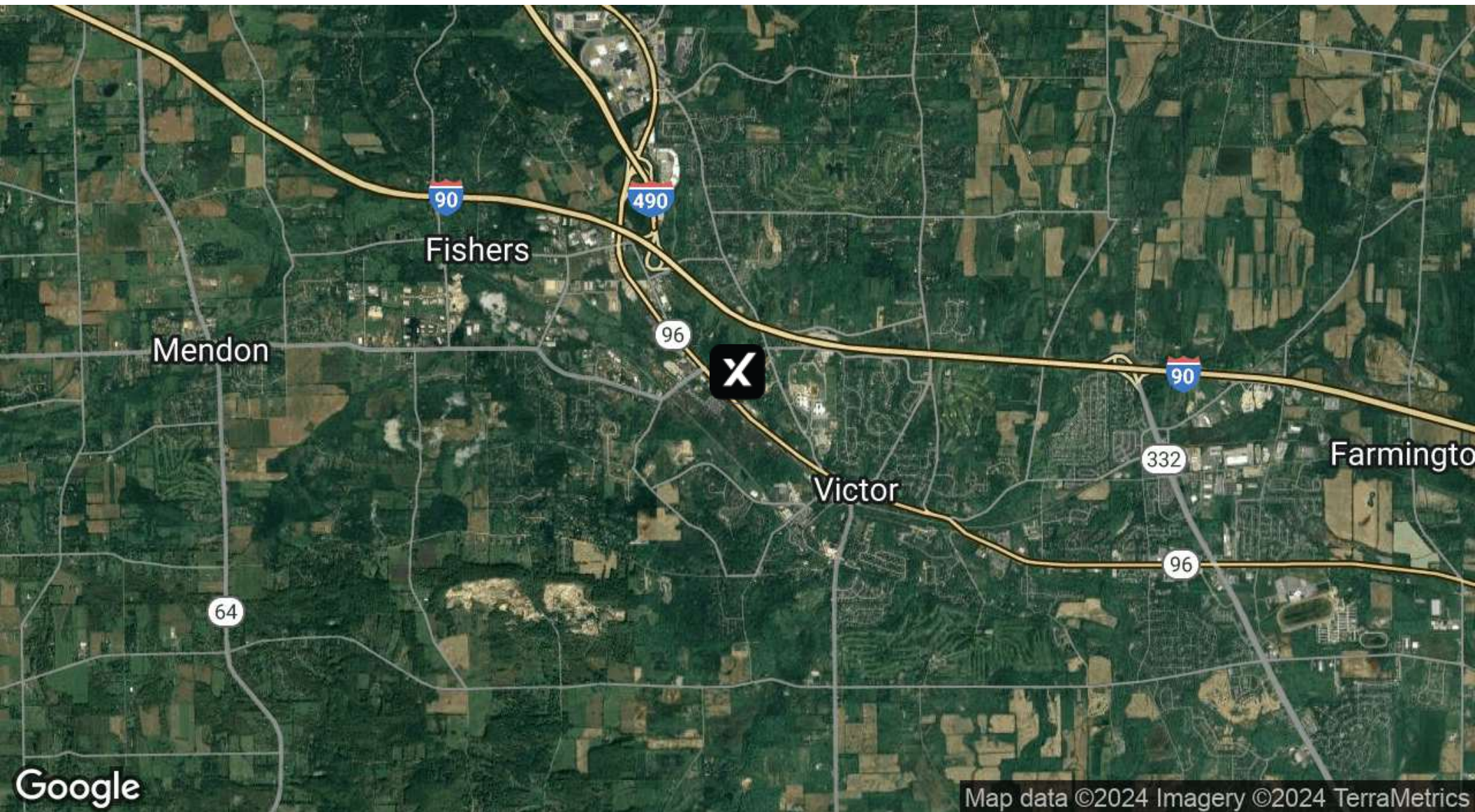
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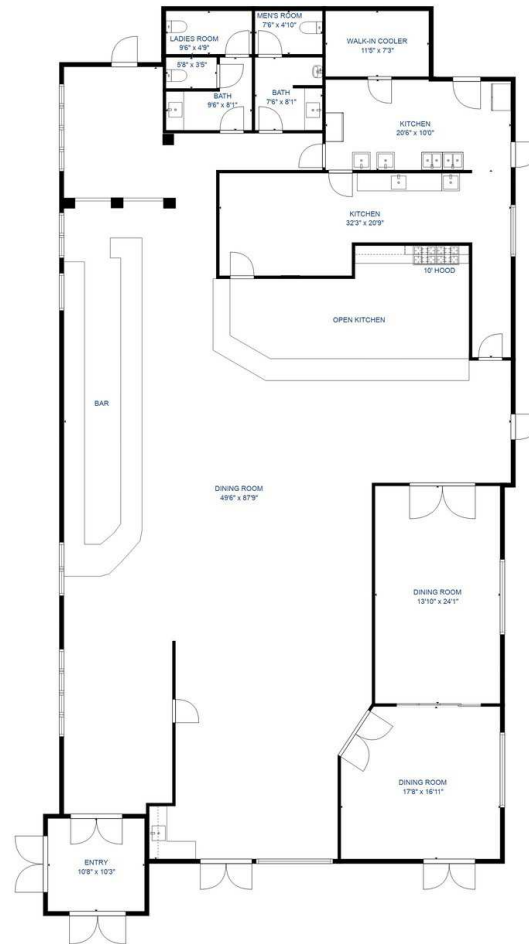
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Estimated areas

GLA FLOOR 1: 4684 sq. ft, excluded 0 sq. ft

Total GLA 4684 sq. ft, total scanned area 4684 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Estimated areas
GLA FLOOR 1: 2447 sq. ft, excluded 0 sq. ft
Total GLA 2447 sq. ft, total scanned area 2447 sq. ft

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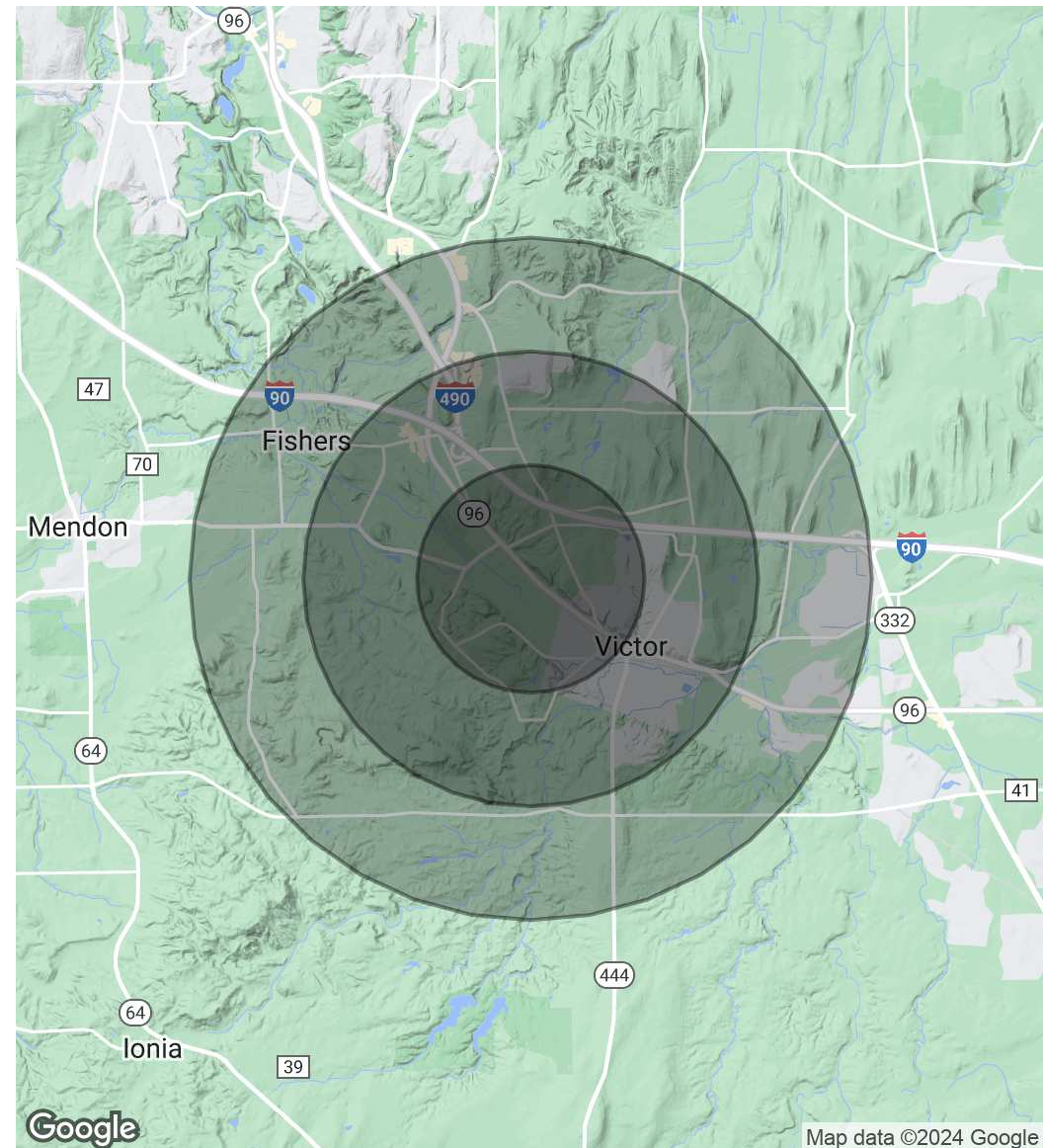
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Population	1 Mile	2 Miles	3 Miles
Total Population	2,663	7,992	14,444
Average Age	39.6	41.3	43.0
Average Age (Male)	40.0	41.6	43.1
Average Age (Female)	39.7	41.4	42.9
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,068	3,287	6,139
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$121,407	\$120,282	\$112,696
Average House Value	\$278,780	\$289,647	\$258,851

* Demographic data derived from 2020 ACS - US Census



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