

Ermeti's Restaurant

SIDNEY, NY



OFFERING MEMORANDUM

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PRESENTED BY:

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ERMETI'S RESTAURANT

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

LOCATION MAP

AERIAL MAP

Property Summary



PROPERTY DESCRIPTION

Bar business and rental units are all offered for sale! This profitable business is located on main street of Sidney with a growing population and business expansions and relocations. The property has 4 one bed units up stairs with tenants that have been situated for significant amount of time which provides a steady and consistent paying cash flow. In addition to the rental units the bar profits 2500 a month on top of rental income.

PROPERTY HIGHLIGHTS

- The rents are 3 at \$650 and one at \$600. Owner receives \$2500 per month from the bar. All bills electric oil water are paid by the bar.

OFFERING SUMMARY

Sale Price:	\$350,000
Number of Units:	4
Lot Size:	0.13 Acres
Building Size:	3,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	730	1,539
Total Population	531	1,511	2,992
Average HH Income	\$40,908	\$45,697	\$41,662



Property Description



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LOCATION DESCRIPTION

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Property Details

Sale Price

\$350,000

LOCATION INFORMATION

Building Name	Ermeti's Restaurant
Street Address	80 Main Street
City, State, Zip	Sidney, NY 13838
County	Delaware

BUILDING INFORMATION

Building Size	3,000 SF
Year Built	1900

PROPERTY INFORMATION

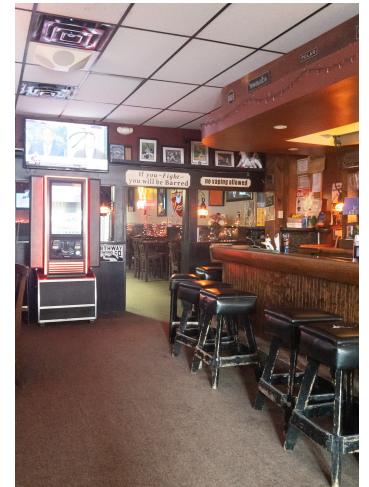
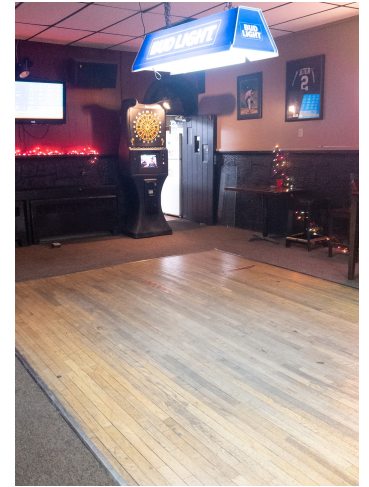
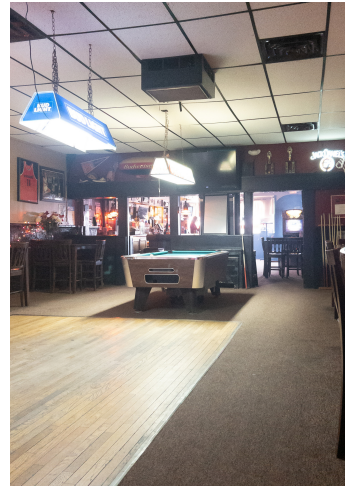
Property Type	Retail
Property Subtype	Restaurant
Lot Size	0.13 Acres

PARKING & TRANSPORTATION

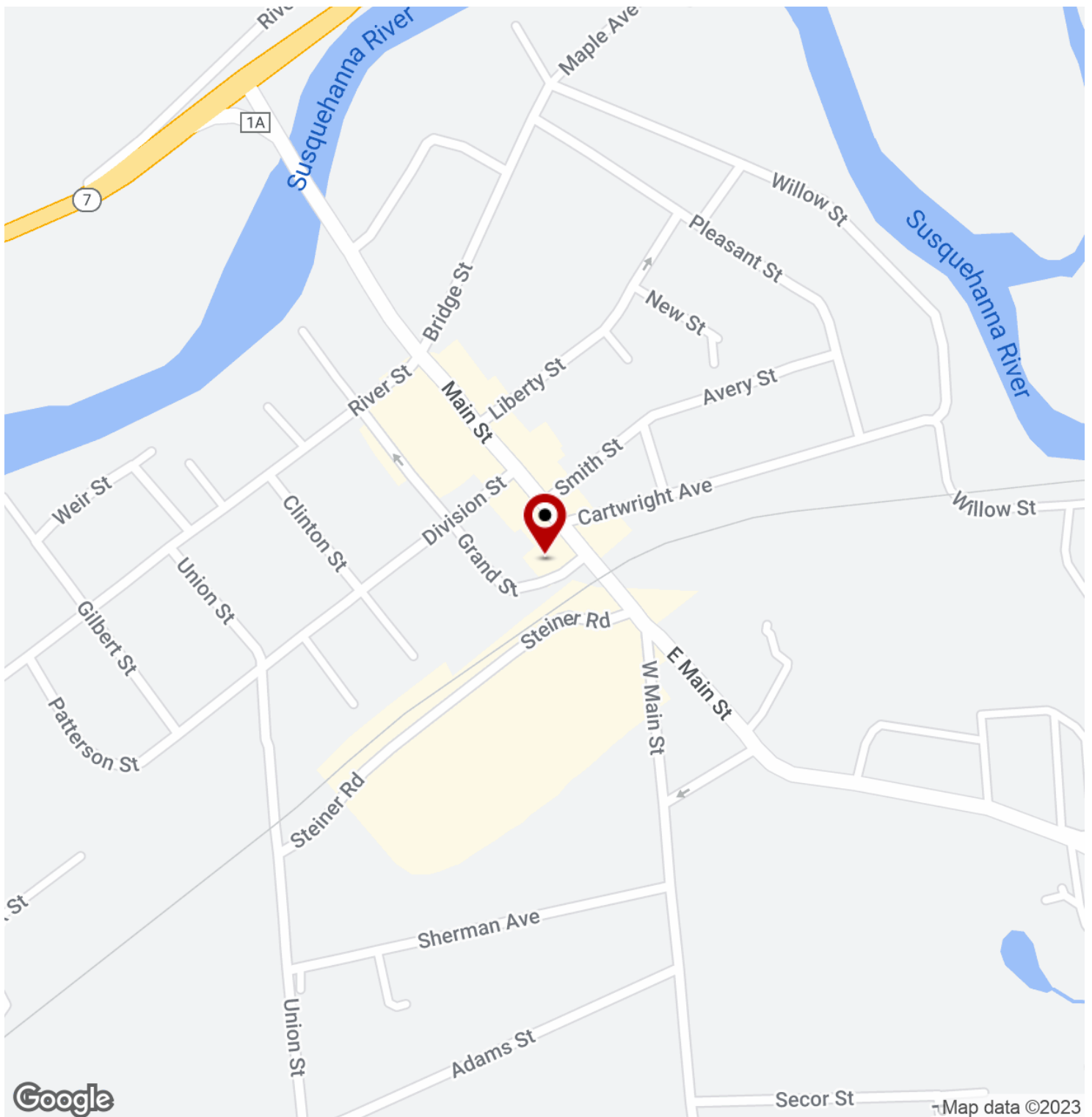
UTILITIES & AMENITIES



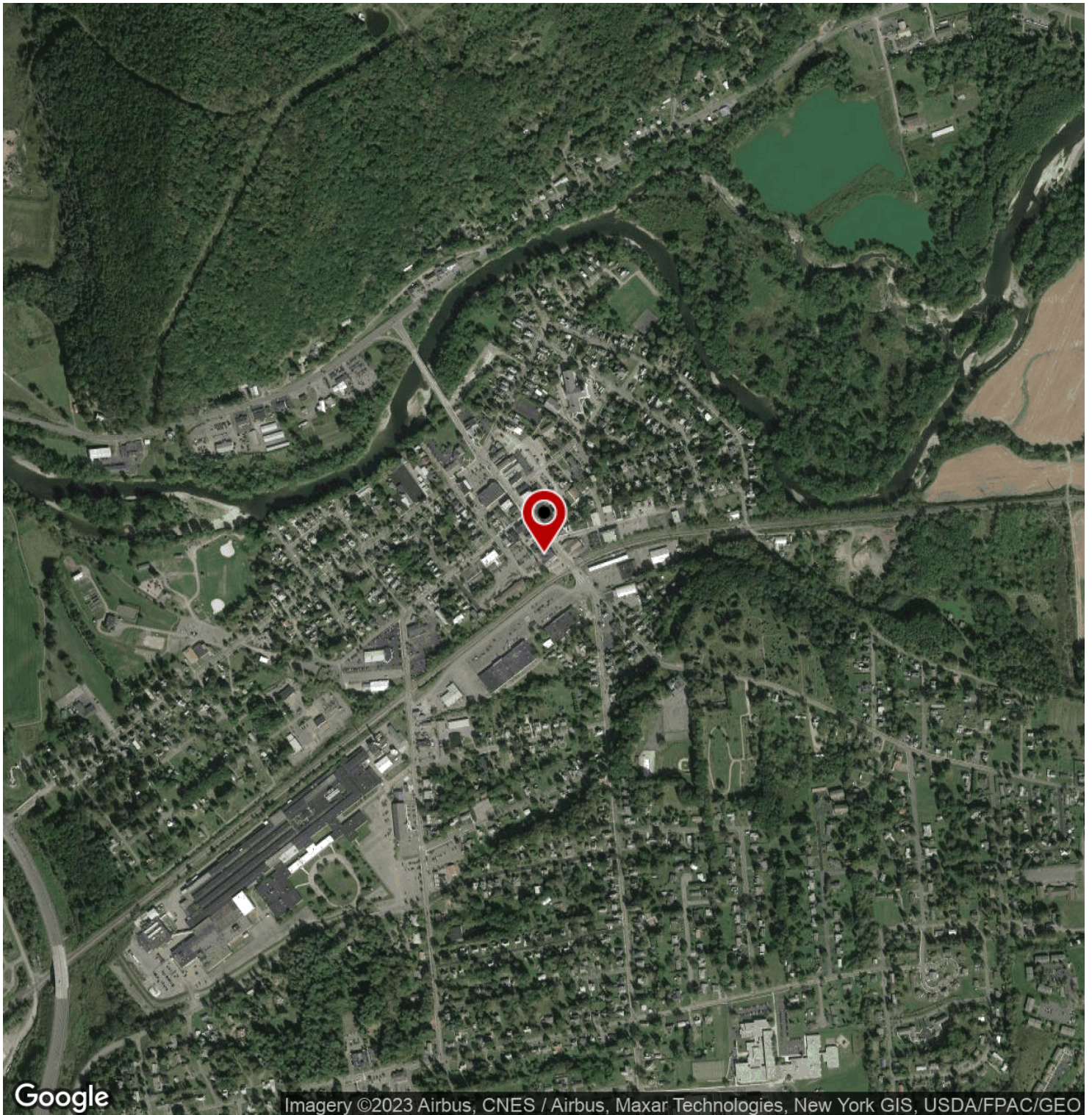
Additional Photos



Location Map



Aerial Map



ERMETI'S RESTAURANT

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

LEASE COMPS MAP & SUMMARY

Financial Summary

INVESTMENT OVERVIEW**ERMETI'S RESTAURANT**

Price	\$350,000
Price per SF	\$117
Price per Unit	\$87,500

OPERATING DATA**ERMETI'S RESTAURANT****FINANCING DATA****ERMETI'S RESTAURANT**

Lease Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Lease Comps**" in the Page Edit Bar)



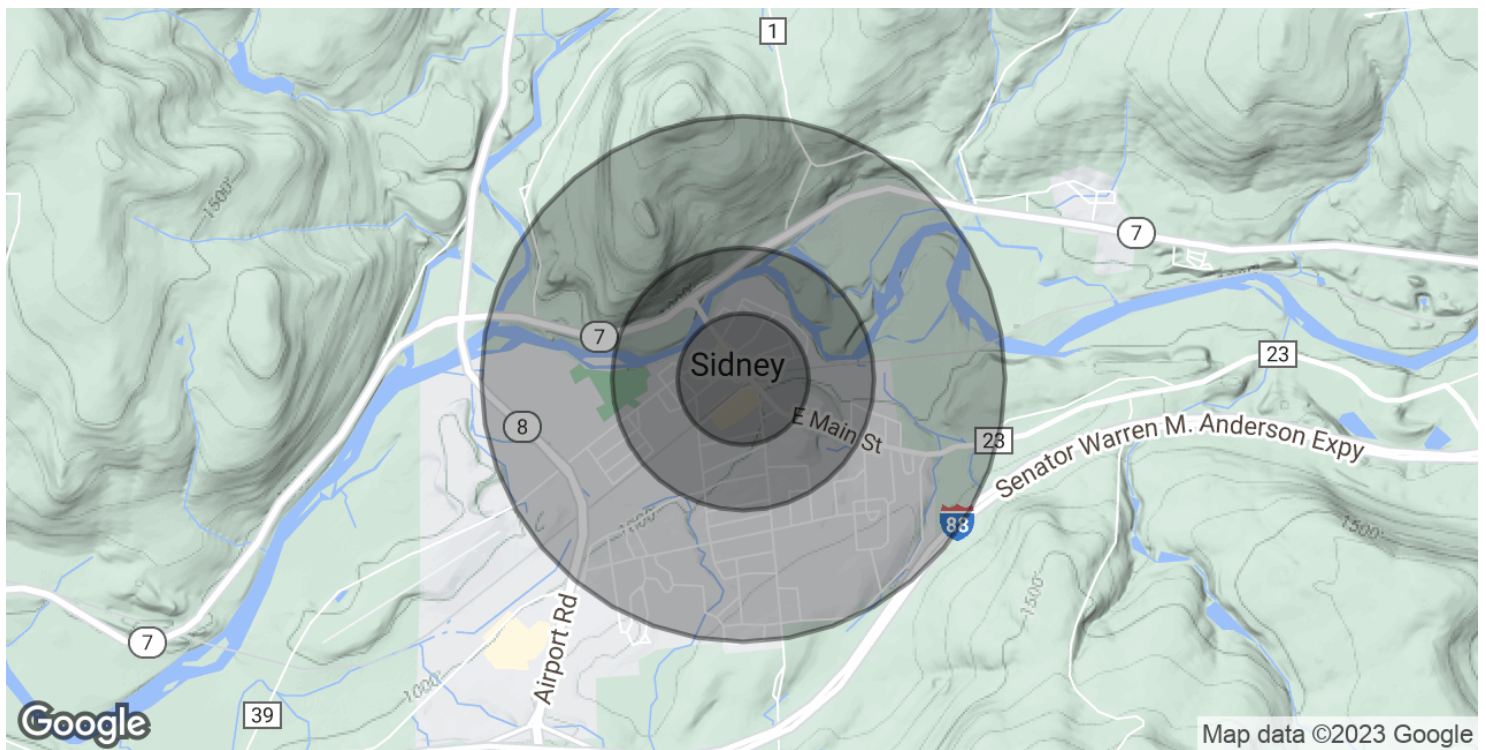
ERMETI'S RESTAURANT

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	531	1,511	2,992
Average Age	35.3	36.7	39.9
Average Age (Male)	28.7	30.8	36.6
Average Age (Female)	39.3	40.3	42.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	263	730	1,539
# of Persons per HH	2.0	2.1	1.9
Average HH Income	\$40,908	\$45,697	\$41,662
Average House Value	\$73,199	\$79,503	\$84,493

* Demographic data derived from 2020 ACS - US Census

