



FOR SALE

# National Baseball Hall of Fame area restaurant For Sale

8 Hoffman Lane, Cooperstown, NY 13326

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

**Rosemarie DeFonte**

908.770.6573

rosemarie.defonte@expcommercial.com

**Minhaj Hussain**

212.470.0058

minhaj.hussain@expcommercial.com

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## Offering Summary

Sale Price:	\$550,000
Building Size:	3,633 SF
Available SF:	
Lot Size:	4,356 SF
Price / SF:	\$151.39
Cap Rate:	6.55%
NOI:	\$36,000
Year Built:	1894
Renovated:	1980

## Property Overview

National Baseball Hall of Fame just down the street from this location.

FOR SALE Two-story restaurant with upper and lower outdoor seating areas, bar, and party space available immediately.

Near the Susquehanna River and Otsego Lake, popular attractions, and scenic views.

Furniture and fixtures negotiable. Artwork available for sale.

Currently Natty Bumppo's

Exceptional additional sale/lease opportunities available.

For financials, please contact Listing Agents.

## Property Highlights

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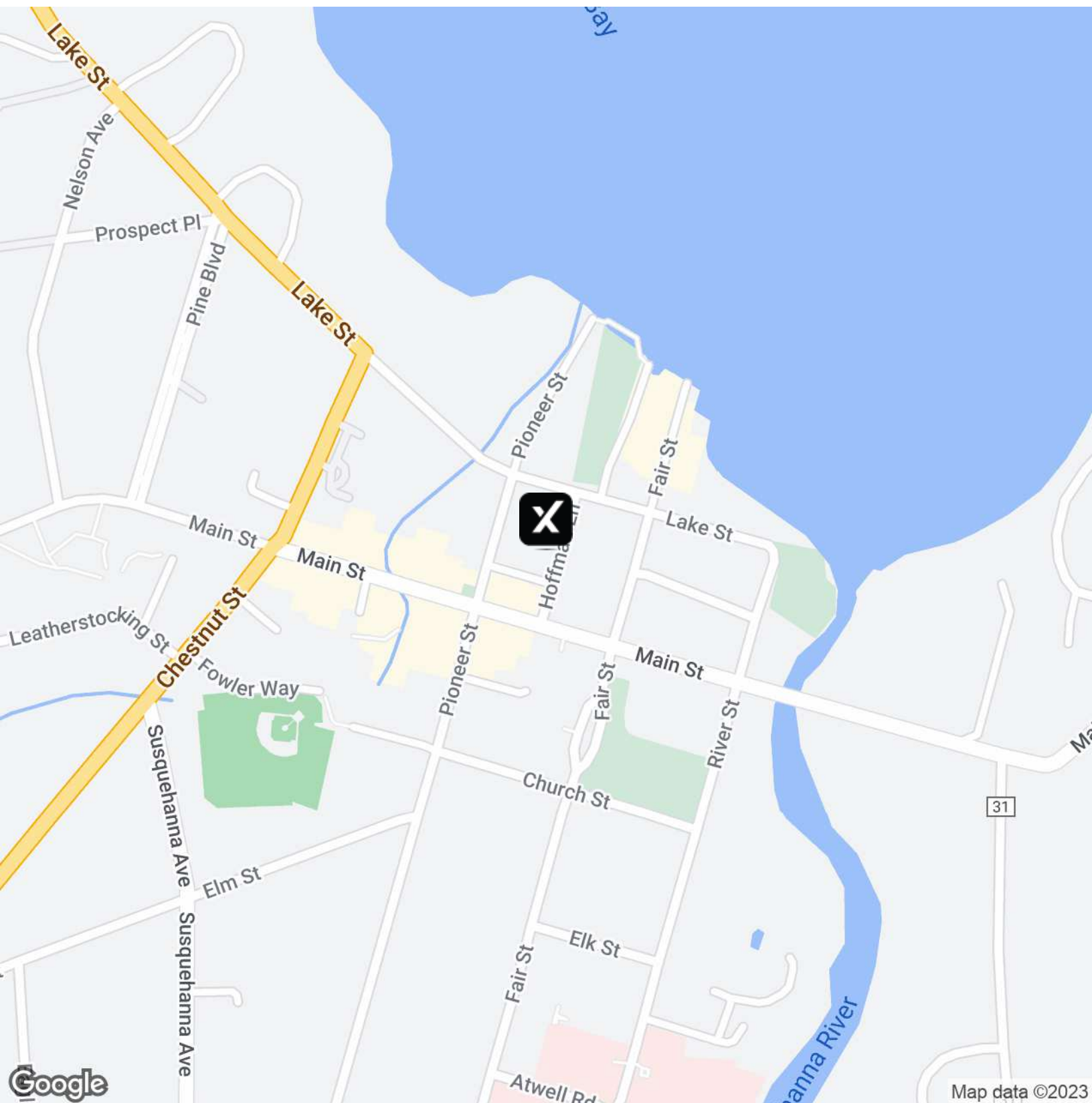
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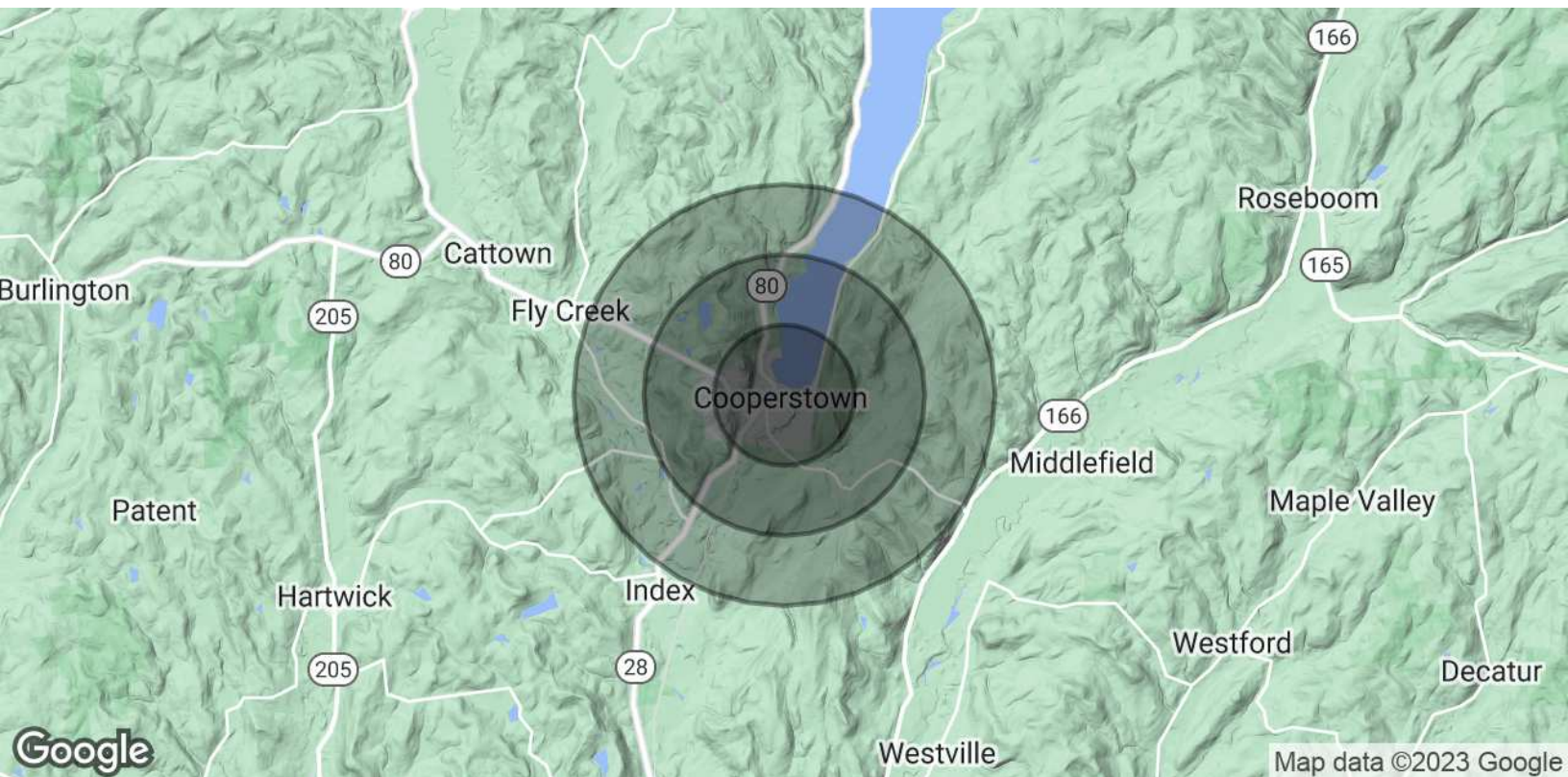
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Population	1 Mile	2 Miles	3 Miles
Total Population	1,534	2,138	2,850
Average Age	50.6	50.0	49.8
Average Age (Male)	48.6	46.8	46.3
Average Age (Female)	54.7	55.5	55.4
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	846	1,170	1,598
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$104,413	\$92,089	\$82,915
Average House Value	\$352,749	\$334,135	\$321,869

\* Demographic data derived from 2020 ACS - US Census

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**Location Description**

Exceptional location: 8 Hoffman Lane, just down the street from the National Baseball Hall of Fame, near the Susquehanna River and Otsego Lake. As you would imagine, this charming town is loaded with baseball history and nostalgia. The scenic views of the lake are a sight to behold. The warmth and appeal of the town is beloved by tourists and residents alike.

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### OWN A BIT OF HISTORY

Nestled at the southern tip of Otsego Lake, Cooperstown, New York, is a charming village steeped in history and culture. Its tranquil setting and vibrant community have attracted visitors from all over the world, drawn to its many attractions, including the National Baseball Hall of Fame and Museum, the Fenimore Art Museum, and the Farmers' Museum.

The village's demographics reflect its rich heritage. In this village of just over 2400 people, the median household income is \$72,128, comfortably above the national average of \$67,521. This reflects the village's strong economy, which is supported by a diverse mix of businesses and industries, including manufacturing, healthcare, and education. Cooperstown is a popular tourist destination, and its economy is largely driven by tourism.

The village's history dates back to the late 18th century, when it was founded by Judge William Cooper. Cooperstown quickly became a center for commerce and culture, and by the late 19th century, it was a major producer of baseball bats. Today, the village is known as the "Birthplace of Baseball," and the National Baseball Hall of Fame and Museum attracts over 275,000 visitors each year.

Cooperstown's educational system is highly regarded, with its public schools consistently ranked among the best in the state. The village is also home to a number of private schools including the Cooperstown Collegiate Institute.

In addition to its baseball heritage, Cooperstown is also home to a number of other notable landmarks, including the Fenimore Art Museum, which houses a collection of over 25,000 works of American art, and the Farmers' Museum, which recreates a 19th-century rural village. The Hyde Hall Mansion and the Otesaga Hotel are also popular tourist destinations.

The surrounding towns of Milford, Oneonta, Richfield Springs, Schenectady, Springfield, and Worcester offer a variety of amenities, including shops, restaurants, and cultural attractions. The region is also home to a number of outdoor recreational opportunities, such as hiking, biking, fishing, and boating.

In the winter, Cooperstown offers a variety of activities for visitors, including skiing, snowboarding, ice skating, sledding, snowshoeing, cross-country skiing, and dog sledding tours. There are several ski resorts located within a 30-minute drive of Cooperstown, including Otsego Ski Club, Ski Butternut, and Belleayre Mountain.

Whether you're interested in baseball, art, history, or simply a relaxing getaway, Cooperstown is the perfect destination.

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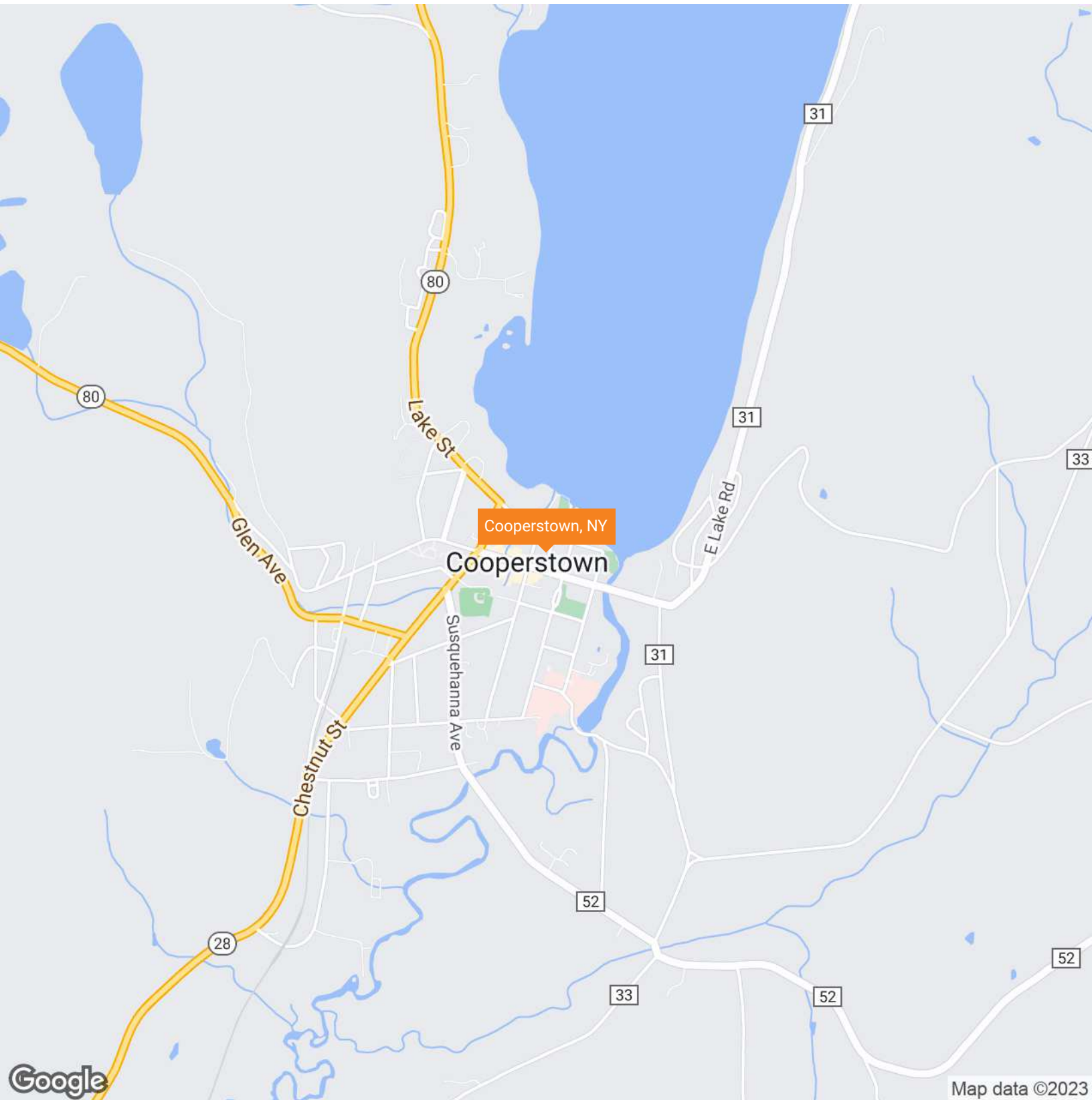
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Location Description

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Location Details

County	Otsego
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**Rosemarie DeFonte**

Licensed Commercial Real Estate Agent

**Direct:** 908.770.6573 **Cell:** 908.770.6573  
rosemarie.defonte@expcommercial.com

NY #10401345499 // NJ #1754803 CT #0827458

**Minhaj Hussain**

Commercial Real Estate Advisor

**Direct:** 212.470.0058  
minhaj.hussain@expcommercial.com

NY #10401314406 // NJ #2187921

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