

FOR SALE



TASSWOOD BAKERY & DINER

702 County Route 10, Pennellville, NY 13132



PROPERTY DESCRIPTION

For Sale 3,452 SF Restaurant & Bakery on 1.40 Acres located on County Route 10 in Pennellville NY. The Owner is retiring after 48 years in business at the same location. Many of the online reviews for both the Bakery and Diner show Four & Five-star Ratings for both their Home Cooked Food & Bakery products along with excellent Customer Service Ratings. This is a Turn Key opportunity including all Dining furniture, Kitchen equipment, Fixtures, Walk-in Cooler and Fixtures. The sale includes Bakery Products Distribution Contracts.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	355	2,215	8,630
Total Population	728	4,649	18,586
Average HH Income	\$73,332	\$73,909	\$77,675

PROPERTY HIGHLIGHTS

- 7.5 Miles / 10 mins. from new Micron Plant
- Only 5 miles from Great Northern Mall Redevelopment
- This is a Turn-key Business or Investment opportunity.
- 48 Years same location.
- Bakery Product Contracts Included with Sale.

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	1.58 Acres
Building Size:	2,878 SF
NOI:	\$104,101.84

JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

TOM LISCHAK, CCIM

315.430.0443

tom@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

TASSWOOD BAKERY & DINER

702 County Route 10, Pennellville, NY 13132



JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

TOM LISCHAK, CCIM

315.430.0443

tom@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

TASSWOOD BAKERY & DINER

702 County Route 10, Pennellville, NY 13132



JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

TOM LISCHAK, CCIM

315.430.0443

tom@c21bridgeway.com

CENTURY 21
COMMERCIAL.
Bridgeway Realty

TASSWOOD BAKERY & DINER

702 County Route 10, Pennellville, NY 13132



JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

TOM LISCHAK, CCIM

315.430.0443

tom@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

AERIAL



TASSWOOD BAKERY & DINER

702 County Route 10, Pennellville, NY 13132



JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

TOM LISCHAK, CCIM

315.430.0443

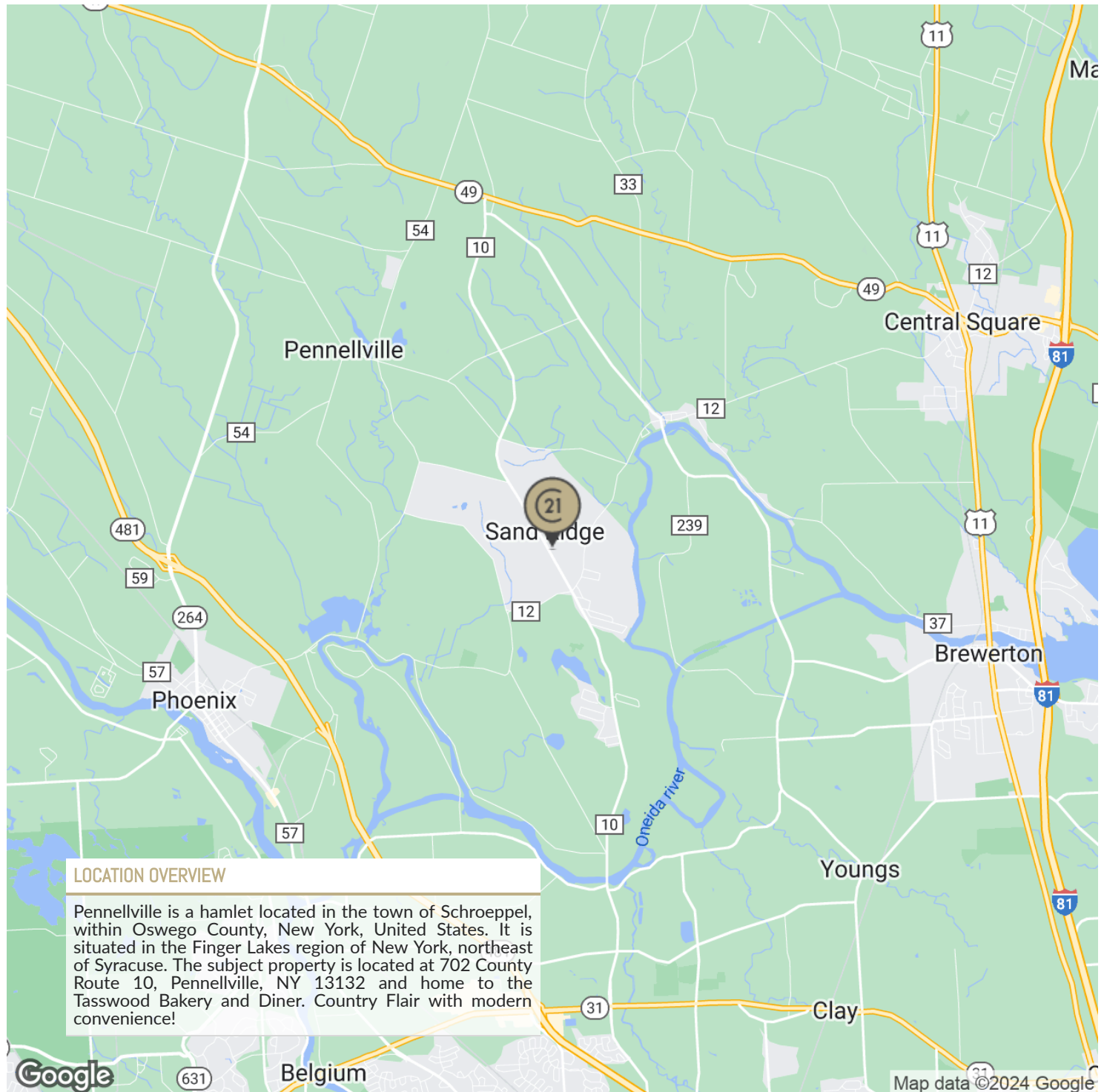
tom@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

TASSWOOD BAKERY & DINER

702 County Route 10, Pennellville, NY 13132



JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

TOM LISCHAK, CCIM

315.430.0443

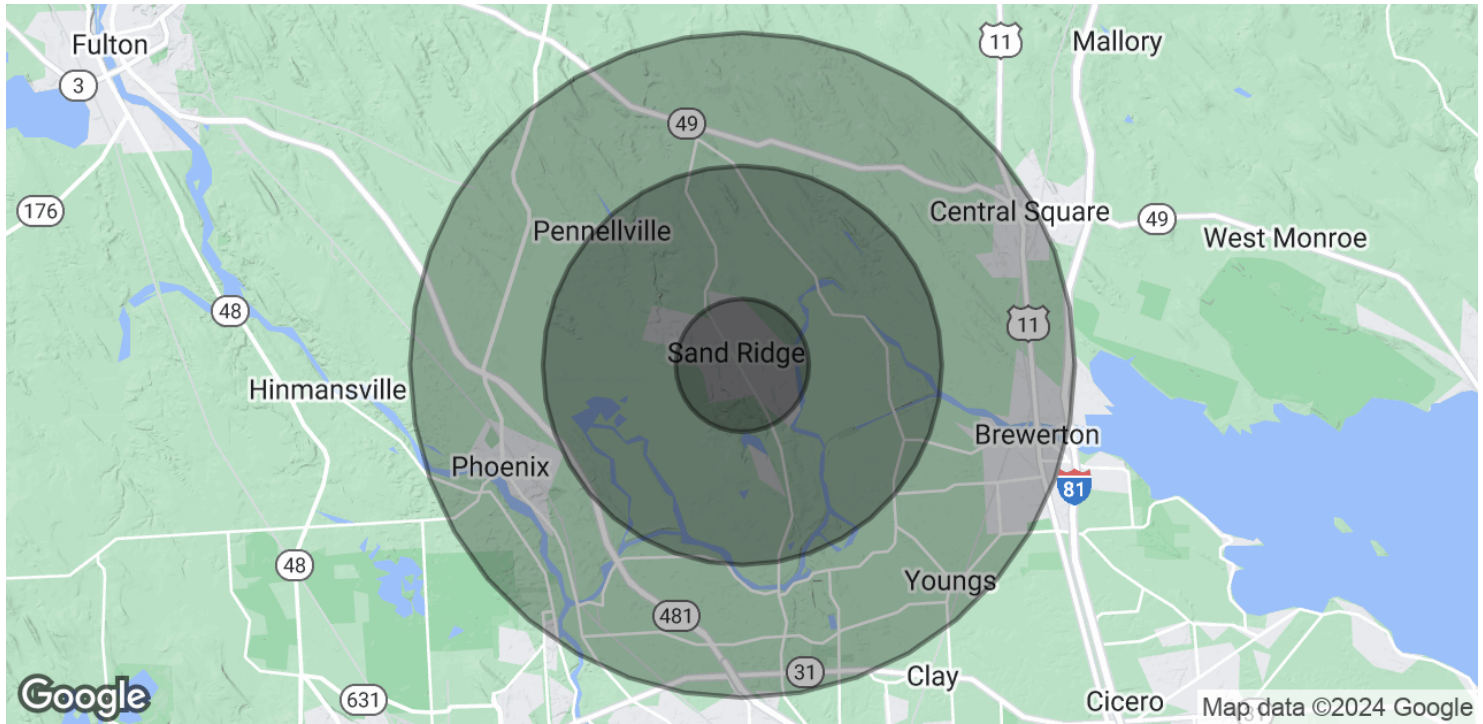
tom@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

TASSWOOD BAKERY & DINER

702 County Route 10, Pennellville, NY 13132



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	728	4,649	18,586
Average Age	48.4	47.8	43.8
Average Age (Male)	47.5	48.3	43.6
Average Age (Female)	49.9	46.8	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	355	2,215	8,630
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$73,332	\$73,909	\$77,675
Average House Value	\$805,621	\$405,475	\$211,830

2020 American Community Survey (ACS)

JOE DESIDERIO

315.741.0304

joe@c21bridgeway.com

TOM LISCHAK, CCIM

315.430.0443

tom@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**

Bridgeway Realty