

# FOR SALE OR LEASE

601 French Road, New Hartford, New York



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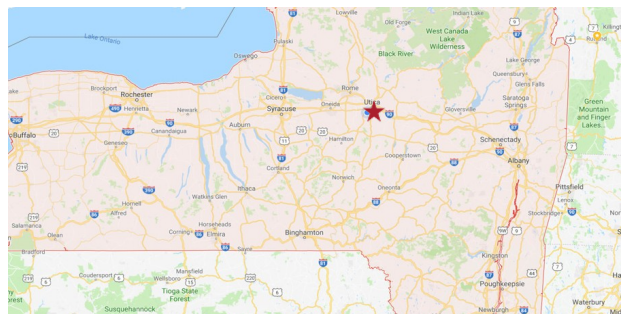
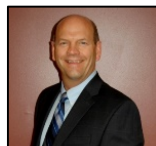
## PROPERTY HIGHLIGHTS

The former Café Crete Restaurant is situated in close proximity to the Utica Business Park, St. Luke's Hospital, Slocum Dickson Medical Group, and Utica College. Built in 2008 with a lower level kitchen equipped with a service waiter lift to the 1<sup>st</sup> and 2<sup>nd</sup> floors. Onsite parking and drive-thru. Sale includes FF&E.

## KEY FEATURES

- ❑ 2,220 +/- Former Restaurant
- ❑ Close Proximity to Utica Business Park, Slocum Dickson Medical Group, St. Luke's Hospital and Utica College

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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

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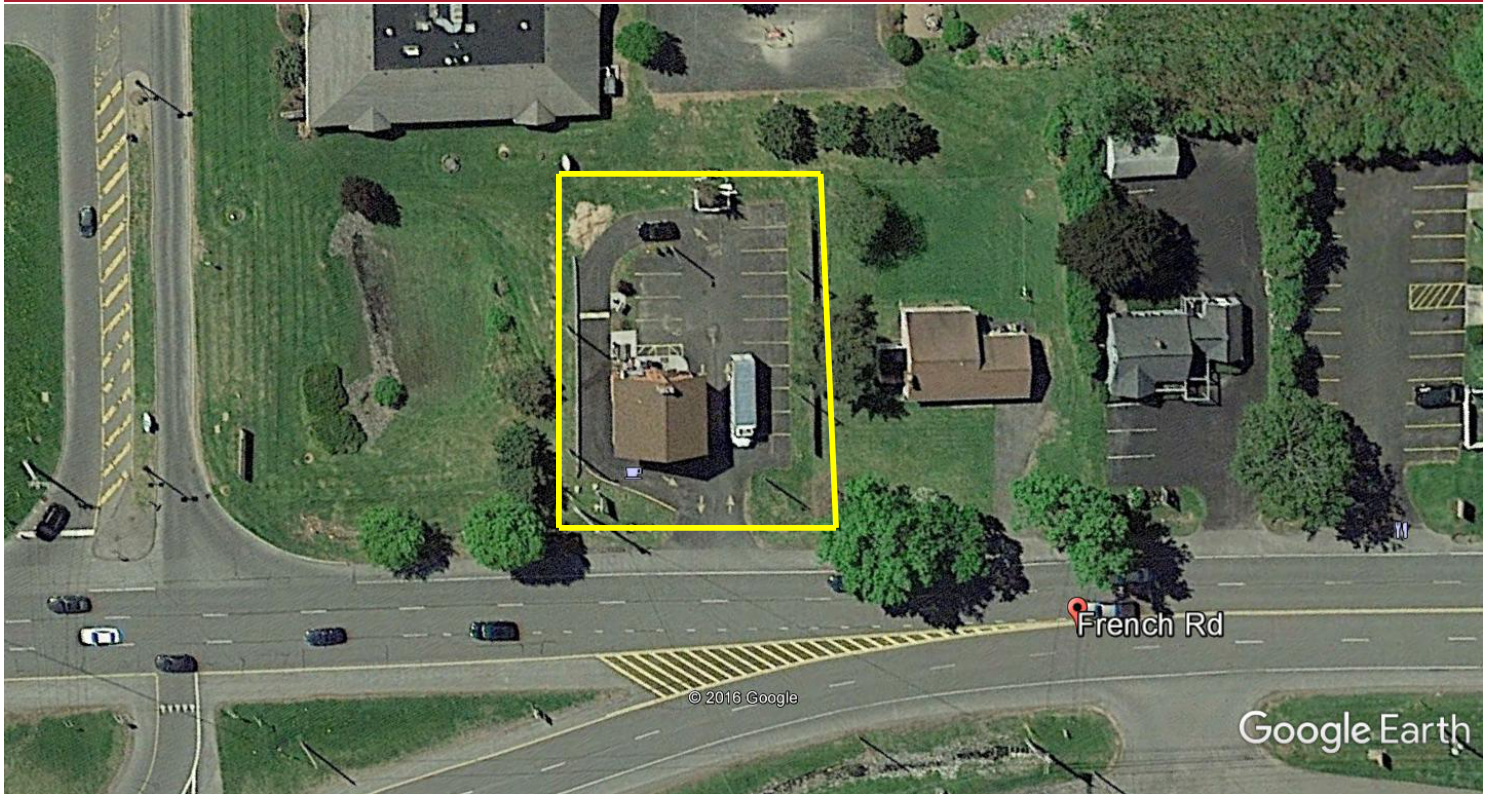
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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	71,455	109,379	148,114
Households	29,397	43,425	57,975
Average HH Income	\$64,497	\$65,801	\$69,929
Daytime Population	87,586	124,125	156,728



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Address:	601 French Road	Cross Street:	Business Park Drive
City:	New Hartford	Roof Type:	Asphalt Shingles
State:	New York	Zoning:	Com - Restaurant
Zip:	13502	Total Assessment:	\$ 217,000.00
County:	Oneida	RE Taxes:	\$ 8,200.00 +/-
Tax ID:	317.000-2-10	CAM:	Tenant/Buyer
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	\$ 2,500.00 Per Month	No. of Floors:	2
Sale Price:	\$ 299,000.00	Bldg. Total SF:	2,250 +/-
Year Built:	2008 +/-	Available SF:	2,250 +/-
Parking Spaces:	15 +/-	Retail:	2,250 +/-
Land Size/Dimensions:	.30 +/- Acres	Office:	2,250 +/-
Electricity/Amps:	3 Phase	Warehouse:	N/A
Gas Type:	Natural	Other:	N/A
HVAC:	GFA, A/C	Loading Facilities:	No
Elevator:	Dumb Waiter	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	10,884
Water:	Public	Sewer:	Public



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