# FOR SALE OR LEASE | MULTI-USE OPPORTUNITY

412 Main Street, Sylvan Beach, New York

PAVIA REAL ESTATE SERVICES

COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

## PROPERTY HIGHLIGHTS

Available Space: 5,400 ± SF

Parcel Size: .21 ± acres

Parking Spaces: 12 ± plus street

Zoning: VC- Village Center

Tax Parcel ID: 252.007-4-79

Sale Price: ~~$729,000.00~~ **PRICE REDUCED! NOW** $695,000.00

Lease Price: $2,500.00

Lease Type: Plus utilities, snow & lawn

Taxes: $6,195.96 ±

**John N. Jweid**
Licensed Associate Real Estate Broker
315.736.1555 x301
jjweid@PaviaRealEstate.com

**Comments:** Willie's Chop Shop Bar and Restaurant is fully equipped and immediately available. The second floor has four newly renovated 1 bedroom apartments rented on a nightly/weekly basis. Upgrades include roofing and HVAC. Unique propane/wood fired pizza oven and overhead door opens to provide both an indoor and outdoor dining experience. Located in the heart of Sylvan Beach, across from the Lakehouse Casino, Oneida Lake and the NYS canal system. 15 ± minutes to the Turning Stone Casino and the NYS Thruway. **To take a video tour, click here.**

*READY TO MAKE A DEAL? CLICK HERE NOW!*



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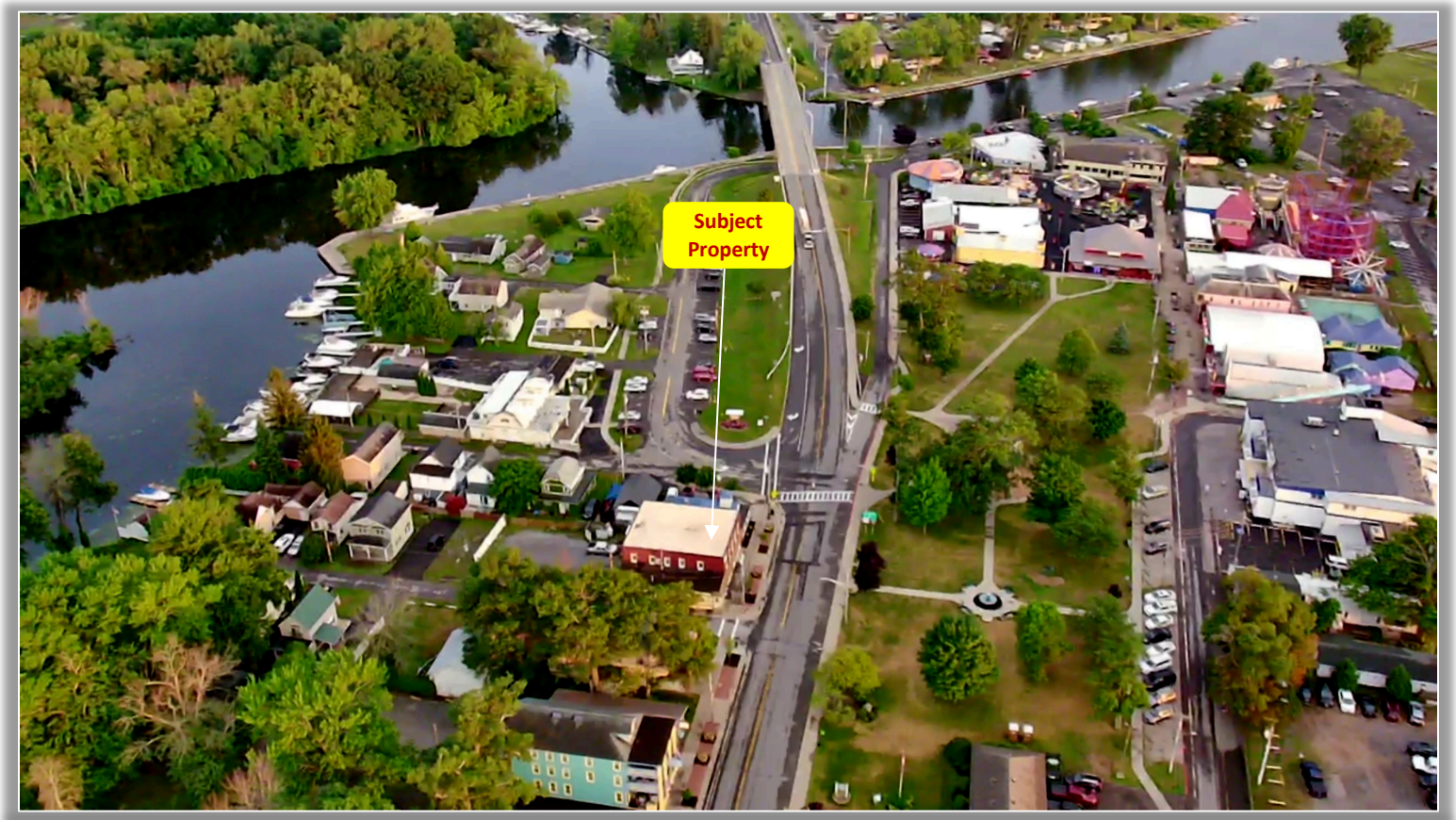

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151 Northern Concourse
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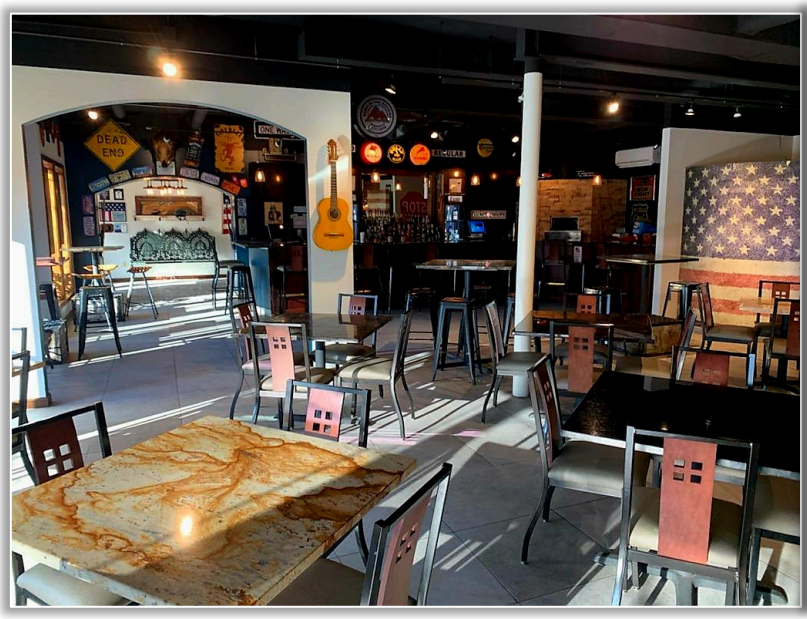

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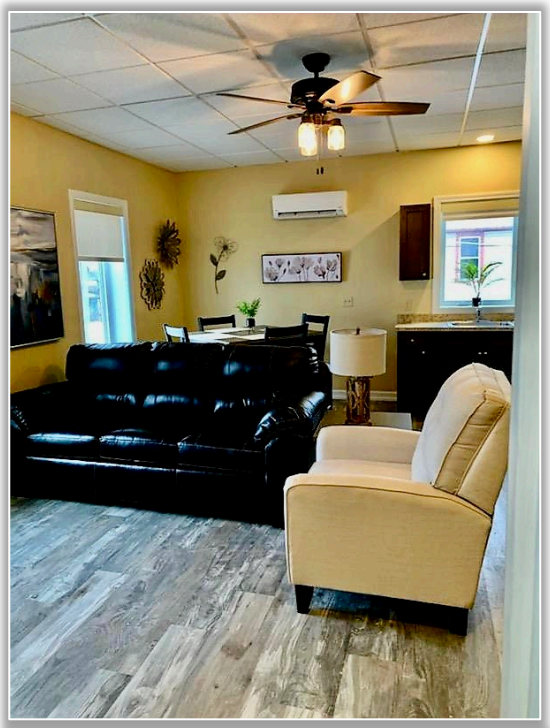
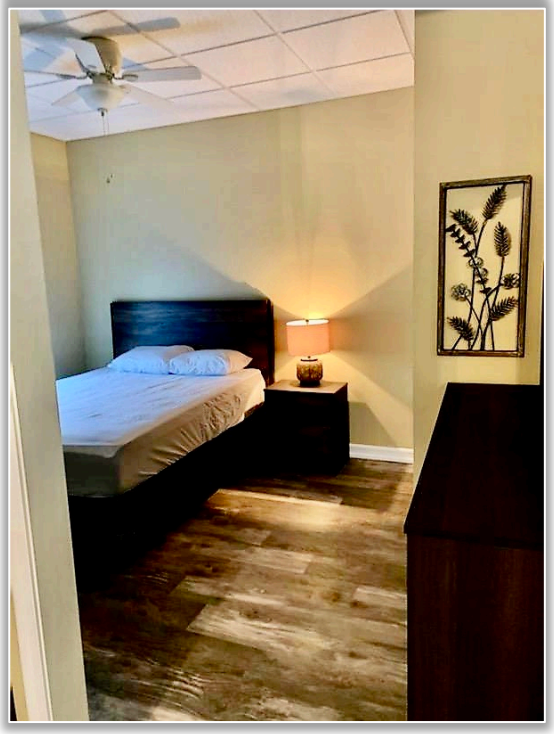
## Second Floor Apartment



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