

Location

Office Code: IRH-44

List Price: \$650,000 RESTAURANT

Address: 678 Routes 5 & 20, Irving, NY 14081
County: Chautauqua
Town: Hanover
Schools: Silver Creek



Subagent Commission: 2.5% - Buyer Broker Commission: 2.5%

Tax & Land Information

Approx. Taxes: \$5,296.50
Assessed Value: \$165,000
Property ID: 33.06-1-23
Lot Size: 234x99 (1/2 acre)
Frontage: 234'
Zoning: Commercial (421 - Restaurant)

Details/Information

Year Built: 1975
Approx. SqFt.: 3500
Style: ranch
Construction: woodframe
Exterior: wood/vinyl
Color: natural pine
Rooms: 6
Bedrooms: -
Bathrooms: 2
Windows: thermopane
Age of Roof: 5 years
Fireplace: -
Insulation: yes
Attic: crawl
Basement: crawl
Foundation: block
Garage: -
Garage Size: -
Driveway: paved parking area
Water: municipal, sewer

Floor: c = ceramic; hw = hardwood; l = linoleum; v = vinyl; w = wood; ww = wall to wall;

Level: b = basement; 1 = 1st floor, 2 = 2nd floor, etc.

(All dimensions are rounded to nearest 1/2 foot)

Room	Size	Floor	Level
Living Room:	-	-	-
Dining Room:	24x32	texture concrete	1
Family Room:	-	-	-
Kitchen:	35x14, 25x12, 18x12	concrete/tile	1
1st Bedroom:	-	-	-
2nd Bedroom:	-	-	-
3rd Bedroom:	-	-	-
4th Bedroom:	-	-	-
1st Bathroom:	6.5x7	texture concrete	1
2nd Bathroom:	6.7.5	texture concrete	1
Laundry/Utility:	4x8	texture concrete	1

Other Features: 22x28 bar, 10x10 office, 25x30 outdoor patio w/radiant heat, 20x8 storage room & freezer

Built-ins: ceiling fans, Samsung A/C unit

Furnace: FHA, gas w/central air

Electric: 200 amp, breakers **Water Heater:** 80 gallon, gas

Other Bldgs.: covered shed

Remarks: This is a turn-key business in a prime location! Located on the busiest highway in the area, 1/8 mile from the I-90 thruway, this well established business with approximately 30 employees has the potential for a fantastic return on your investment under the ownership of a dedicated entrepreneur. The "Primos" and "Kelly's Pub" names along with all recipes and equipment are included. Natural custom woodwork and a very clean setup, this is a very low maintenance property; the owners have spared no expense to have the best of everything. Do not let this great business opportunity pass you by! For further information or an appointment to view this property, please contact Nathan Steiger at (716)312-4188, (716)536-8606 (cell) or via e-mail at nathan@steigerrealty.com.

Directions: Located on the north side of Routes 5 & 20 in Irving, approximately 1/8 mile west of the thruway interchange (across from Burger King and Tim Hortons).

Occupied: yes
Possession: closing

The information contained herein is considered reliable but is not guaranteed. Parties interested should satisfy themselves as to accuracy.