

**FOR SALE – ASKING \$175,500**

## Property Highlights

- 1st floor vacant small bar & grill
- Set up as a turnkey opportunity, however it has not been opened in years
- 2nd floor has 3 studio apartments, 2 have been remodeled and will be move in ready once Owners move out
- Both studio rentals have walk in showers & new flooring
- Heat is electric upstairs, and all units have separate meters in place
- All kitchen equipment, tables and chairs convey with the sale of the property
- Basement has laundry room for tenants

## Location Highlights

- Surrounded by numerous businesses including retail, postal service, American legion and County buildings
- High traffic area
- 3 miles off I-86



## EXCLUSIVE CONTACT

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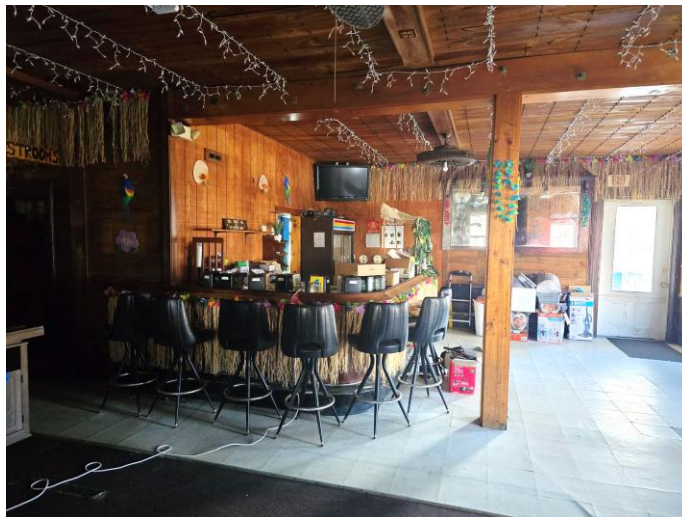
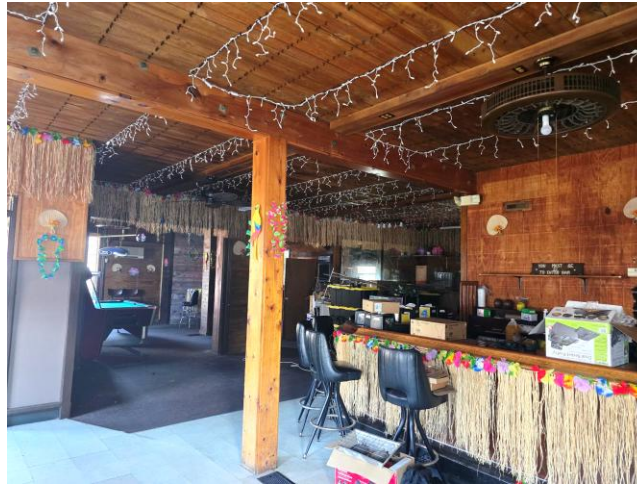


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**31 Schuyler Street  
Belmont, NY**



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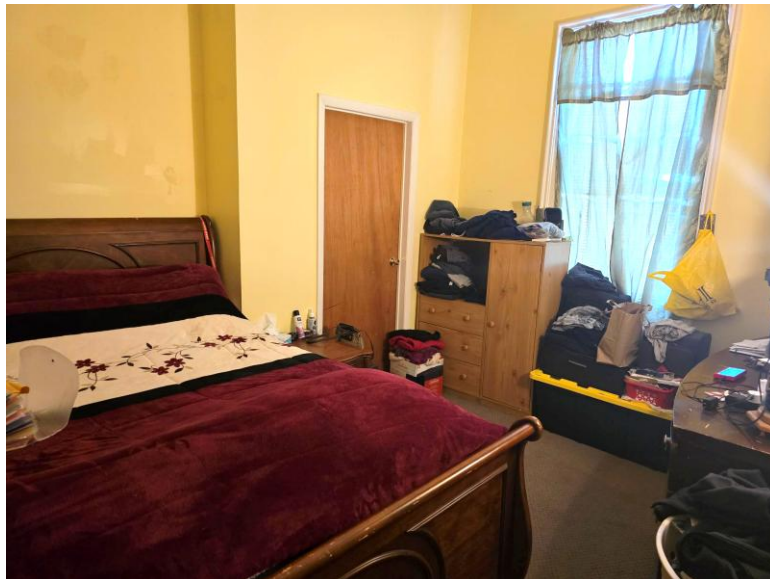


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