

# TURN-KEY RESTAURANT FOR SALE

7664 Route 434  
Apalachin, NY 13732

## HIGHLIGHTS

- New construction - Completed in 2017 – All improvements above the 100-year floodplain
- Fully equipped new top-of-the-line kitchen equipment and furnishings
- Seating capacity of 176
- Ample parking on one acre lot – 55 spaces
- Located on State Route 434 at busy I-86/Route 17 exit 66
- 30,000 AADT on Interstate plus 12,000 local traffic
- Adjacent to recently built Comfort Inn
- Other services & gas station / convenience near by
- Apalachin exit is the gateway to the Finger Lakes, historic Owego, NY and college towns of Ithaca (Cornell & Ithaca College) and Binghamton (Binghamton University)
- Underserved market with affluent population, Interstate travelers, bi-state access

DETAILS	
TOTAL SQUARE FEET	5,000 SF
LOT SIZE	1.03 acres
ASKING	\$650,000
TAX ID	153.07-140.111
ASSESSMENT	\$435,484
TAXES (2022-23)	\$15,819 (estimated)

Demographic	3 Miles	5 Miles	10 Miles
Population	10,048	15,240	70,819
Households	4,125	7,187	26,840
Median Household Income	\$84,393	\$60,532	\$63,023
Source	ESRI Business Analyst 2022		



For more information, contact:

**Maureen Wilson; CCIM, SIOR**  
President - Binghamton  
Real Estate Broker  
+1 607-754-5990 x323  
[Mwilson@pyramidbrokerage.com](mailto:Mwilson@pyramidbrokerage.com)

**Trevor Jones**  
Real Estate Salesperson  
+1 607-754-5990 x303  
[Tjones@pyramidbrokerage.com](mailto:Tjones@pyramidbrokerage.com)

84 Court Street, Suite 300  
Binghamton, New York 13901  
phone: +1 607 754 5990

[pyramidbrokerage.com](http://pyramidbrokerage.com)

# TURN-KEY RESTAURANT FOR SALE

7664 Route 434  
Apalachin, NY 13732

## Exterior



## Dining Areas



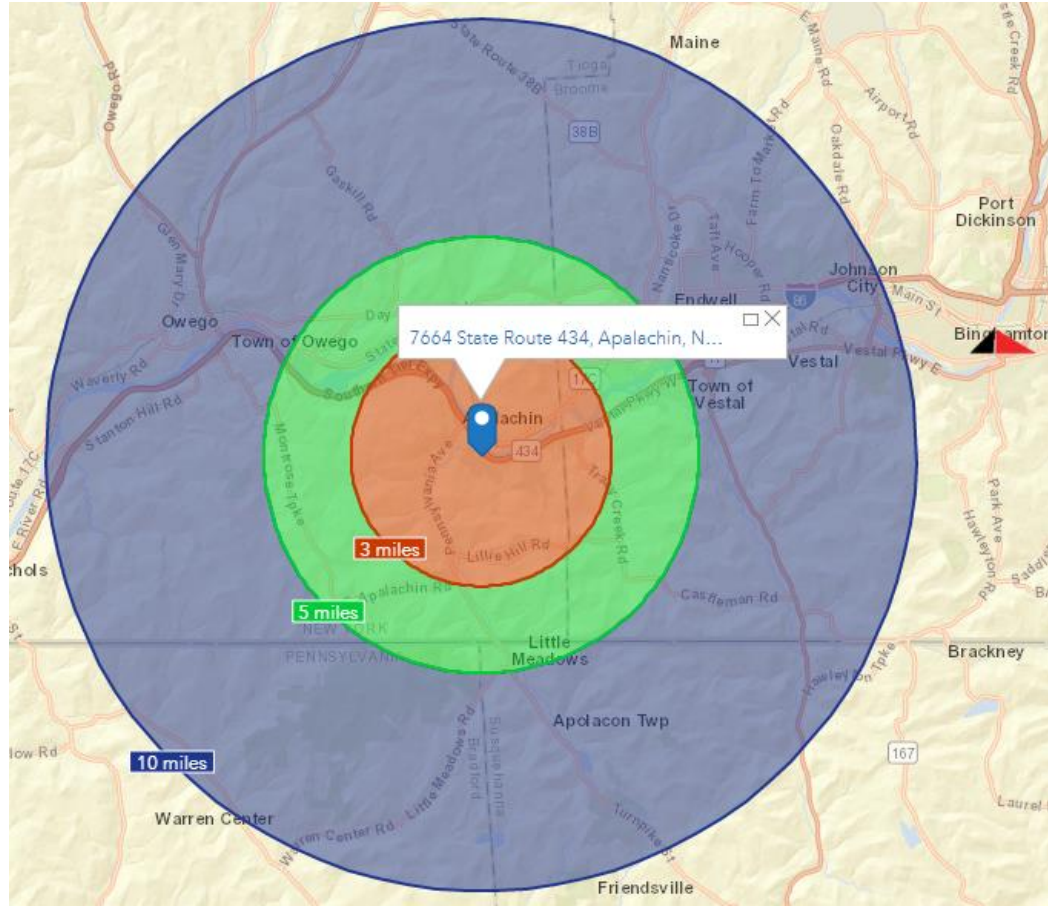
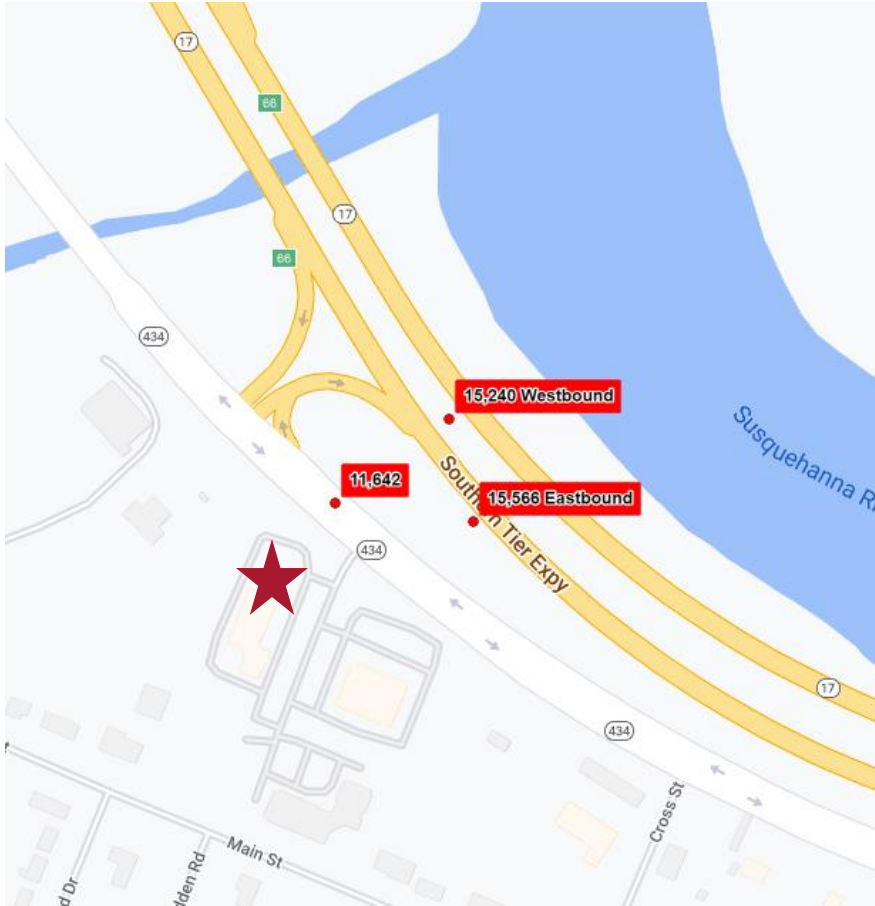
## Kitchen Area



# TURN-KEY RESTAURANT FOR SALE

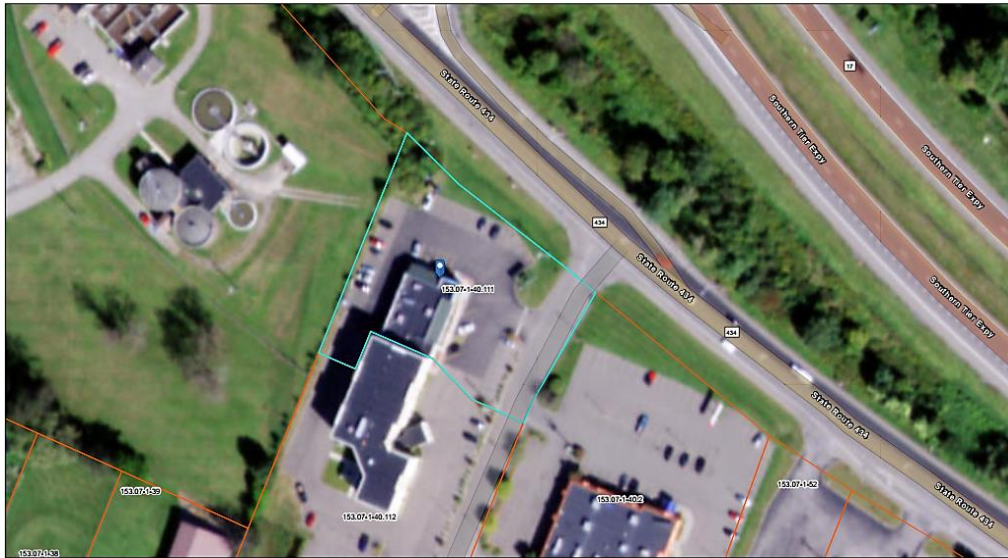
7664 Route 434  
Apalachin, NY 13732

## Traffic Count (AADT)



# TURN-KEY RESTAURANT FOR SALE

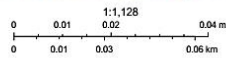
7664 Route 434  
Apalachin, NY 13732



4/14/2023, 1:49:27 PM

▭ Municipal Boundaries

▭ Parcel Boundaries



Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, DeLorme, © OpenStreetMap, Microsoft, Esri, HERE, Garmin,

