


**PRICE REDUCED**


## WELL ESTABLISHED RESTAURANT/INN AVAILABLE

### PROPERTY HIGHLIGHTS

- 4,852± SF
- Union Hall Inn Restaurant
- Post-Revolutionary War tavern resort
- Recent updates – exterior/interior painting, refinished hardwood floors and recently coated roof
- 2<sup>nd</sup> Floor Apartment
- Conveniently located in the city of Johnstown

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	3,765	15,394	44,410
Households	1,522	6,378	18,025
Average HH Income	\$73,131	\$70,096	\$62,257
Total Businesses	166	896	2,255
Total Employees	1,971	12,082	27,985

Source: ESRI, 2021

Traffic Counts	
South Comrie Avenue	11,741 AADT
State Highway 30A	8,971 AADT

Source: NYS DOT, 2021

For more information, please contact:

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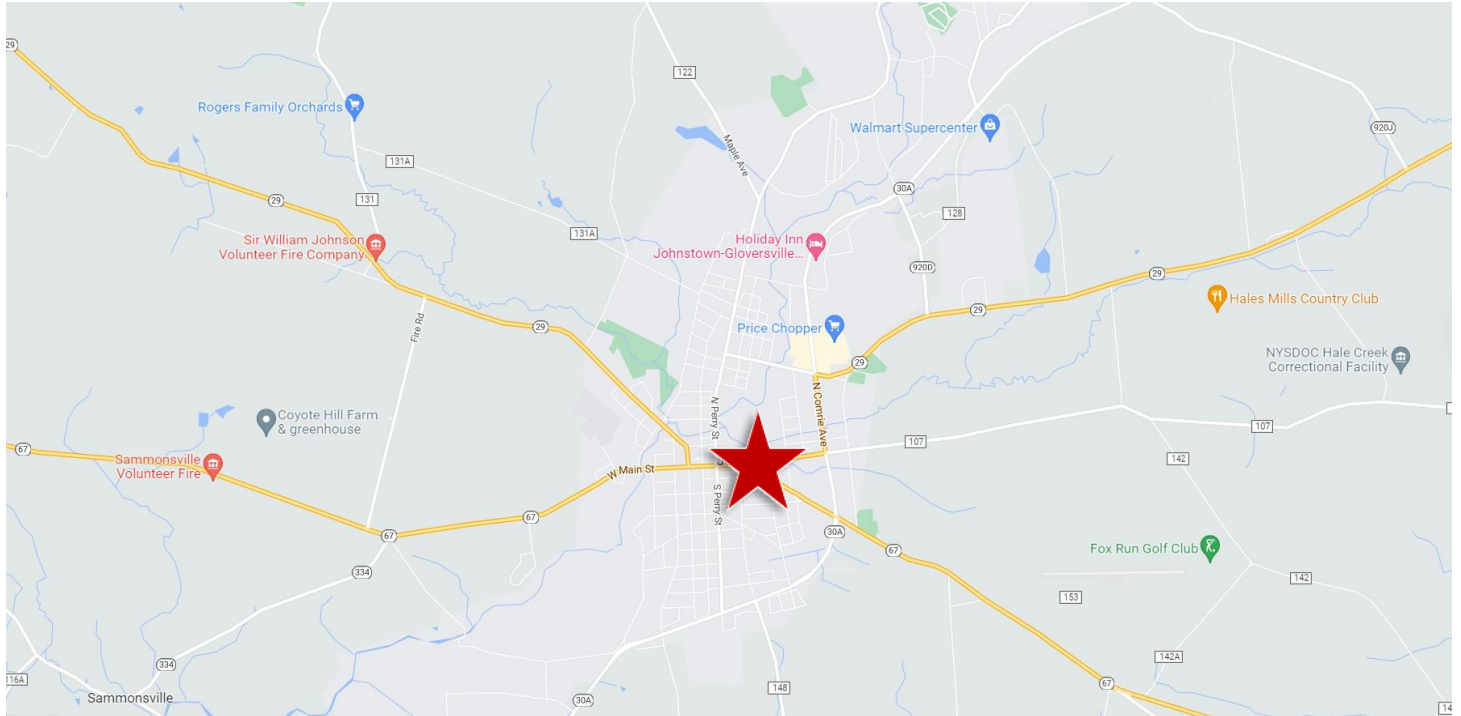
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## LOCATION MAP



## PROPERTY DESCRIPTION

The 1798 Historical Union Hall Inn known for its fine dining and catering services in a rare opportunity for the right person to achieve their dream of owning a business. Many recent updates include exterior/interior painting, all hardwood floors have been refinished and roof recently coated. 3 dining rooms, beautiful bar with additional seating, including outside dining areas are available. There is an apartment on the second floor that can be used as well. A perfect time to own your own business.

## PROPERTY FEATURES

<b>County:</b>	Fulton County	<b>Tax ID:</b>	174.8-8-2
<b>Property Name:</b>	Union Hall Inn Restaurant	<b>Ceiling Height:</b>	12'
<b>Total Bldg. SF:</b>	4,852± SF	<b>Zoning:</b>	C-3 District
<b>Acres:</b>	.26±	<b>Construction:</b>	Wood Frame
<b>Sale Price:</b>	\$350,000	<b>Taxes:</b>	\$3,500 (Est.)
<b>Year Built:</b>	1798	<b>Parking:</b>	15± Private Spaces
<b>Stories:</b>	2	<b>Utilities:</b>	Municipal Water & Sewer



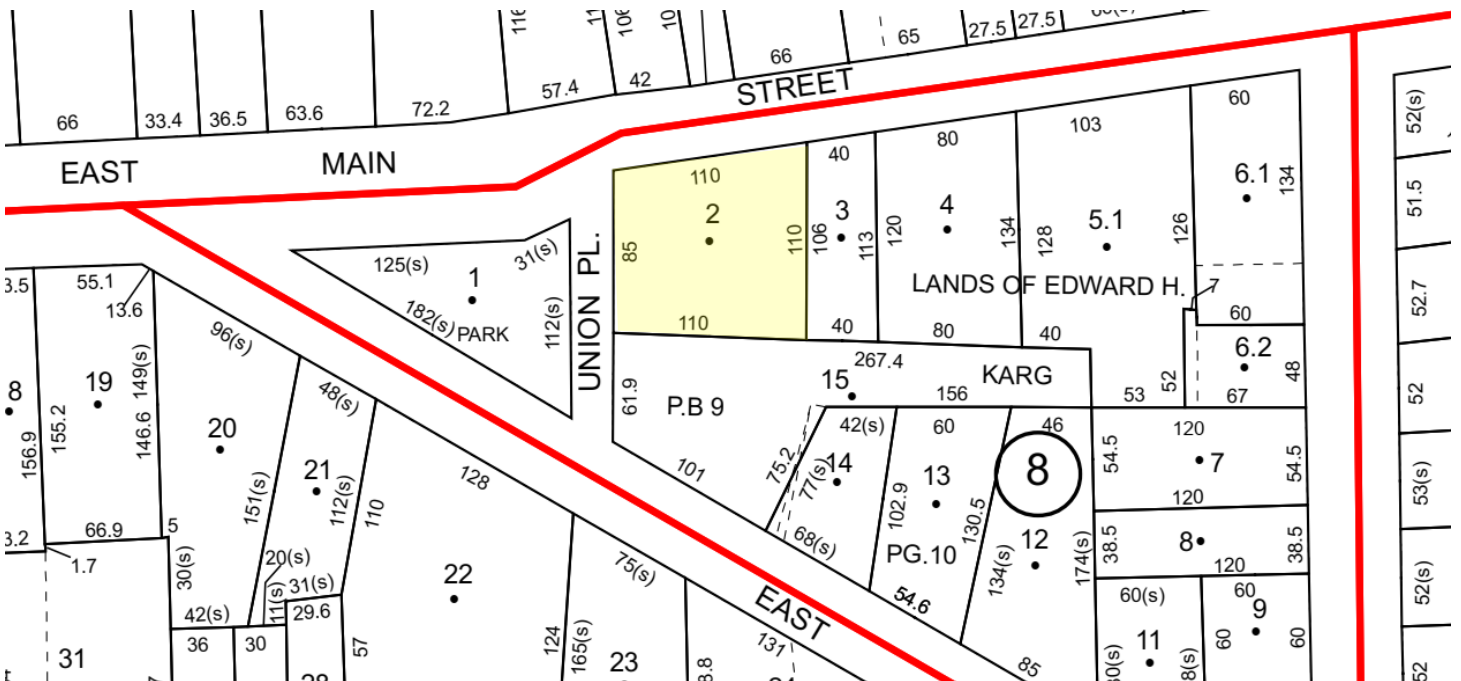
**ZONING MAP**



**C-3: CENTRAL BUSINESS DISTRICT**

**C-3 District:** This District is intended to create, preserve and enhance the City of Johnstown's Central Business District. The intent of this District is to create a personable environment that attracts people to reside and conduct business in downtown. The Central Business District is centered around Main Street in downtown. This District has a blend of multi-story buildings along Main Street and one and two-story structures elsewhere. This District should consist of a blend of commercial, retail, professional and residential uses intermingled to form a cohesive environment to live, shop and conduct business. This District has historic significance that should be preserved, protected and enhanced.

**TAX MAP**



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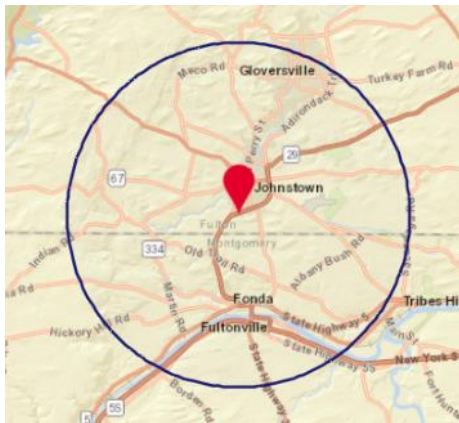


**AERIAL**



**DEMOGRAPHICS**

(Ring of 1 Miles)



**Restaurants**

Company/Business Name	Direction	Distance
PINO'S ITALIAN RESTAURANT	NW	0.8
PARTNER'S PUB	NE	0.9
PATRICIA'S	NE	0.9
MARKET STREET SUB & PIZZA	NE	1.0
PIT STOP PIZZA	NE	1.0
HOT DOG HUT CAFE	NE	1.0
VINTAGE CAFE	NE	1.0
MISS JOHNSTOWN DINER	NE	1.0
WALLY'S DINER	NE	1.0
LA PALMA MEXICAN GRILL	NE	1.0

**INCOME**

- \$47,499**  
Median Household Income
- \$25,163**  
Per Capita Income
- \$78,390**  
Median Net Worth

- \$1,592**  
HEALTH CARE EXPENDITURE  
Annual Health Insurance Expenditures
- \$3,089**  
Annual Health Insurance Expenditures

**HOTELS & LODGINGS**

- 7**  
Hotel/Lodging Businesses (SIC)
- \$8,303**  
Hotel/Lodging Sales (\$000) (SIC)
- 116**  
Hotel/Lodging Employees (SIC)

**RETAIL TRADE**

- 632,860**  
2021 Retail Trade (SIC52-59) Sales (\$000)
- 317**  
2021 Retail Trade (SIC52-59) Businesses
- 2,788**  
2021 Retail Trade (SIC52-59) Employees

**SERVICES SUMMARY**

- 499**  
Service Businesses (SIC)
- \$217,102**  
Service Sales (\$000) (SIC)
- 5,784**  
Service Employees (SIC)

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PROPERTY IMAGES



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