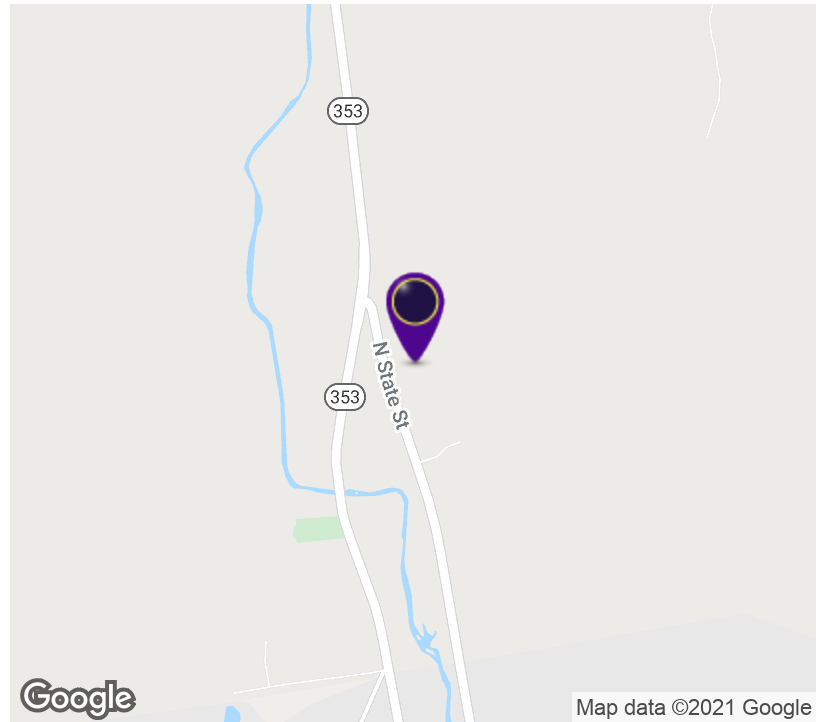


Business For Sale - Gentleman's Club

4250 North State Street, Salamanca, NY 14779



OFFERING SUMMARY

Sale Price:	\$49,900
Available SF:	12,800 SF
Lease Rate:	Negotiable
Lot Size:	4.6 Acres
Building Size:	12,800 SF
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Business for Sale
- Large Full Bar
- State of the Art Sound System with Live DJ
- Booth VIP Rooms
- 4 Fantasy Theme Rooms
- Two Very Large Stages for Performers
- Large Retail Store
- Newly Installed Septic System Valued at \$17,000
- All Highlights Are Included In The Lease!
- DJ Booth



RICK RECCKIO
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rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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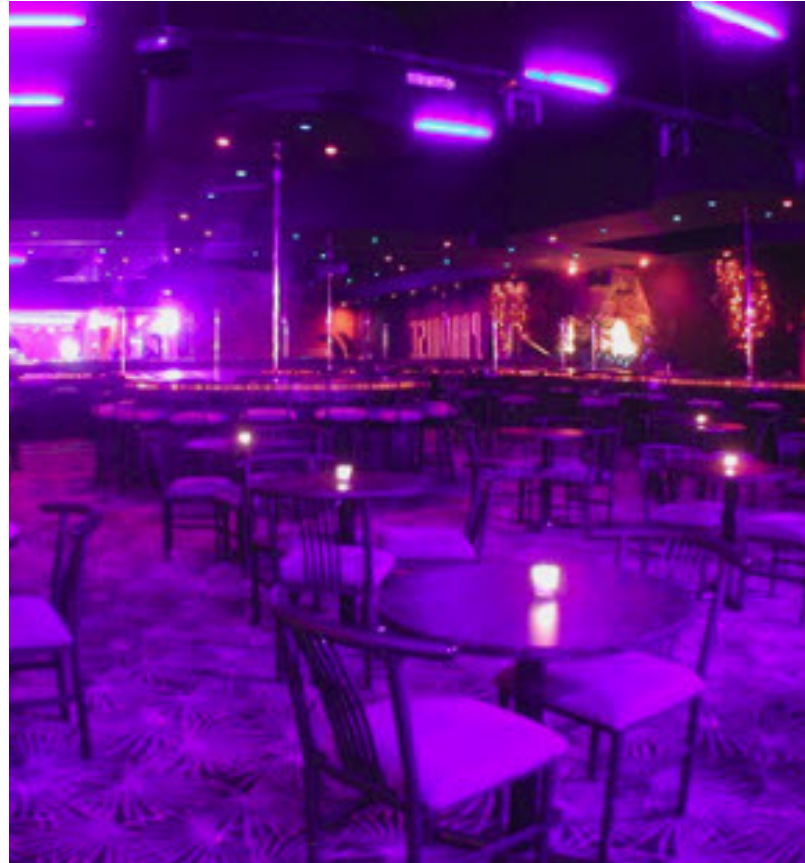
Property Name:	Business For Sale - Gentleman's Club
Property Address:	4250 North State Street, Salamanca, NY 14779
Property Type:	Retail
Lot Size:	4.6 AC
Building Size:	12,800 SF
Zoning:	Commercial
Rail Access:	N/A

PROPERTY OVERVIEW

Gentleman's Club available for sale or lease. 6,000 square feet of upscale club space and 6,800 square feet of office space available. Also has a full stage used for total nude dancing with a separate entrance.- Large Full Bar- State of the Art Sound System with Live DJ- Booth VIP Rooms- 4 Fantasy Theme Rooms- Two Stages for performers - A Large Retail Store Building & Property also available for sale, asking \$479,900. Contact agent for further details on the business for sale. There are also two other clubs available for sale please contact us for further details.

LOCATION OVERVIEW

Easy Drive from Jamestown, Olean and Bradford. Two Miles from the Seneca Allegany Casino and Hotel. Just a 10 to 15 minute drive south from Ellicottville. Also available for sale, call for details.



LEASE HIGHLIGHTS

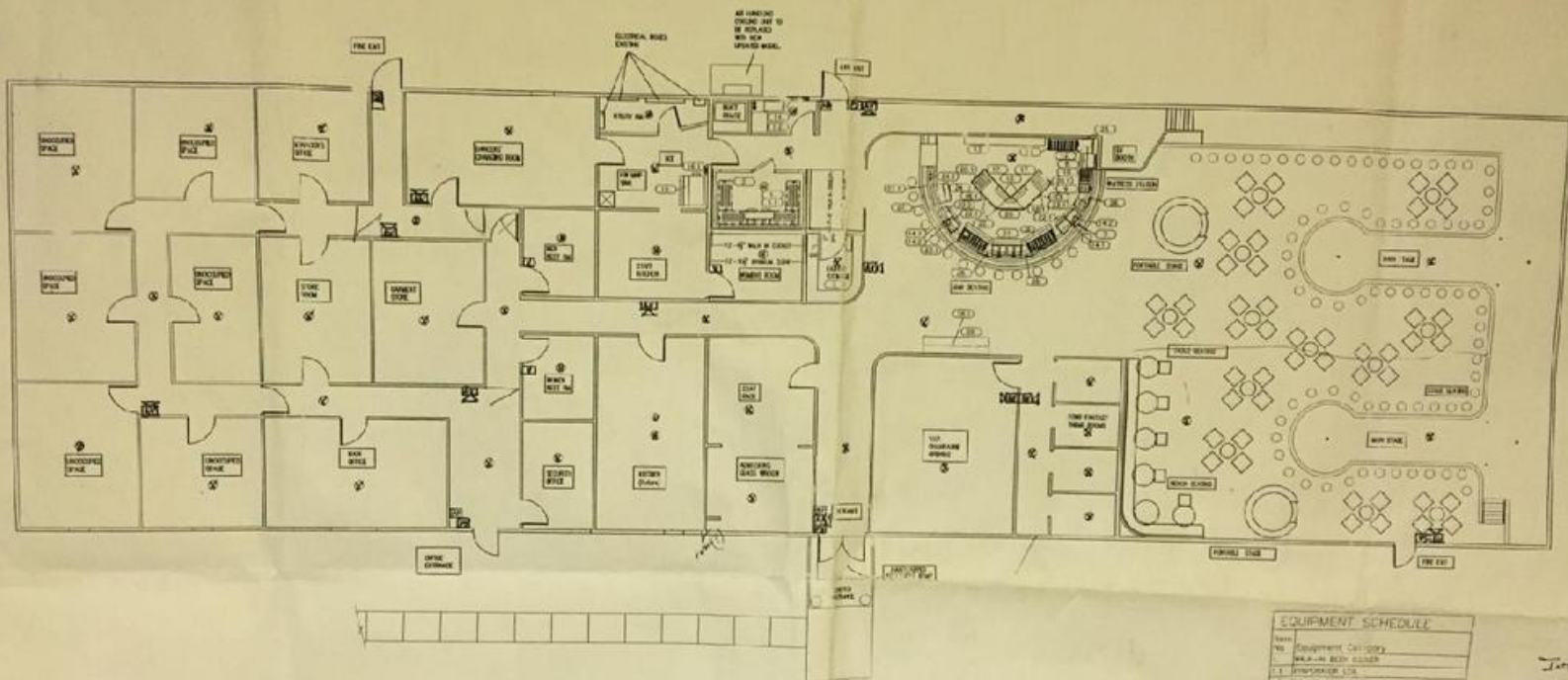
- Call For Details

SALE HIGHLIGHTS

- Large Full Bar
- State of the Art Sound System with Live DJ
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1 GROUND FLOOR PLAN

- ⊗ - Smoke detector
- ⊕ - Heat detector
- ⊖ - manual pull station
- ⊙ - audio - visual warning device
- ⊙ - visual warning device
- ⊙ - Command Panel Installation

EQUIPMENT SCHEDULE	
NO.	DESCRIPTION CATEGORY
1	RECEPTION LIT
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100	RECEPTION LIT

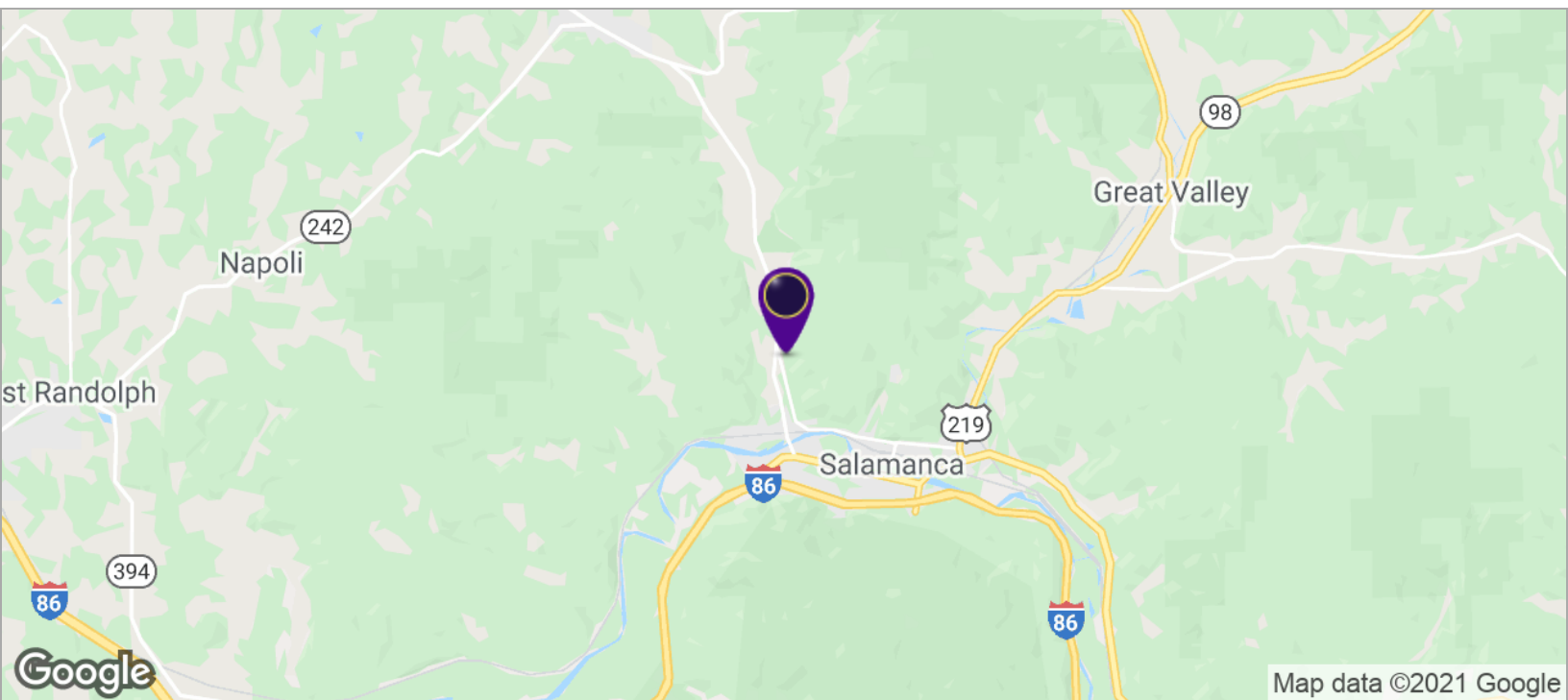
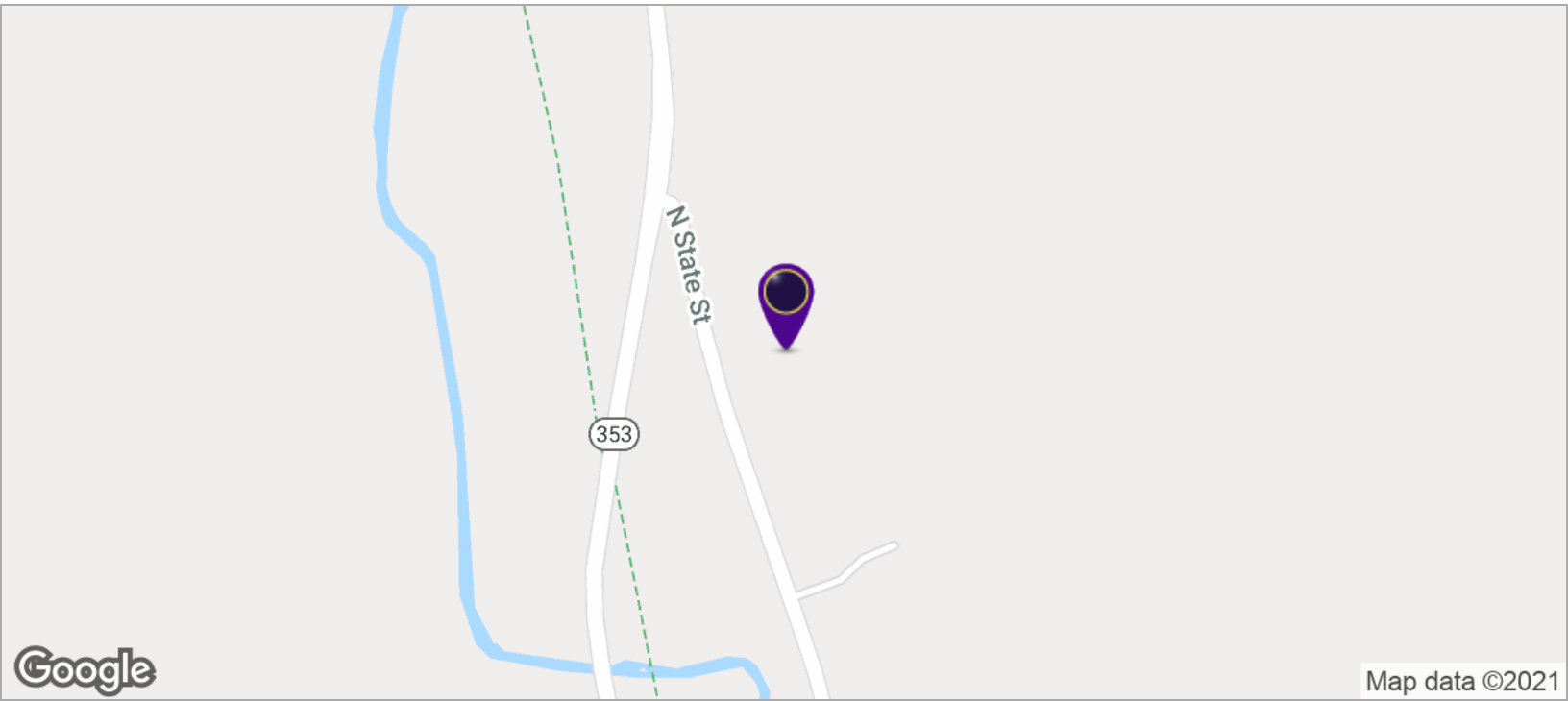


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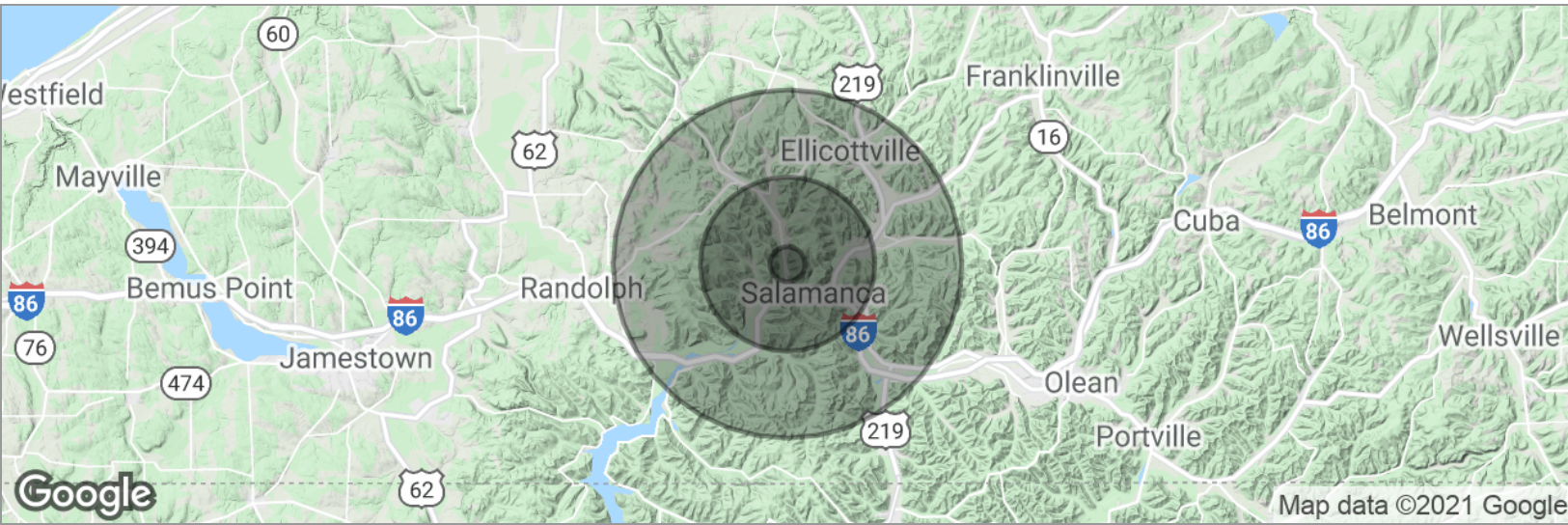


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	145	4,571	15,808
Median age	43.5	39.7	39.3
Median age (Male)	41.4	37.6	37.6
Median age (Female)	45.0	41.3	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	61	1,888	6,355
# of persons per HH	2.4	2.4	2.5
Average HH income	\$51,163	\$47,172	\$49,044
Average house value	\$144,401	\$113,379	\$117,129
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	2.1%	2.6%	2.4%
RACE (%)	1 MILE	5 MILES	10 MILES
White	87.6%	83.2%	87.7%
Black	0.0%	0.9%	1.0%
Asian	0.7%	1.4%	1.2%
Hawaiian	0.0%	0.2%	0.1%
American Indian	6.9%	11.6%	7.8%
Other	0.0%	0.5%	0.6%

* Demographic data derived from 2010 US Census



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