

ROMA RESTAURANT

FOR SALE WITH REAL ESTATE

209 BROADWAY

WHITEHALL, NEW YORK



Offered for sale the well established operating turnkey *Roma Restaurant* located on Route 4 in the Village of Whitehall New York on the border with Vermont. Roma Restaurant is a full service restaurant with the largest seating area within a 15-mile radius. The restaurant has a full bar, 152 seats for dining, plenty of onsite parking and a one bedroom living area with a separate entrance. In addition the property has a second floor income generating 3-bedroom apartment.

Additional details available.

Site Statistics:

Building size: 6,064 sf including 2nd floor income generating 3-bedroom apartment
 Lot size: 215' frontage by 165' depth .81 acres
 Parking: 40+
 Zoning: Commercial
 Utilities: Municipal water and sewer
 Fuel oil hot water radiators
 Propane fuel for pizza ovens and stoves.
 Taxes: \$10,319.
 Sewer & water: \$3,306

Location: Commercial corridor in the Village of Whitehall. Route 4 is one the main thoroughfares between New York and Vermont. Traffic counts over 9,100 daily.

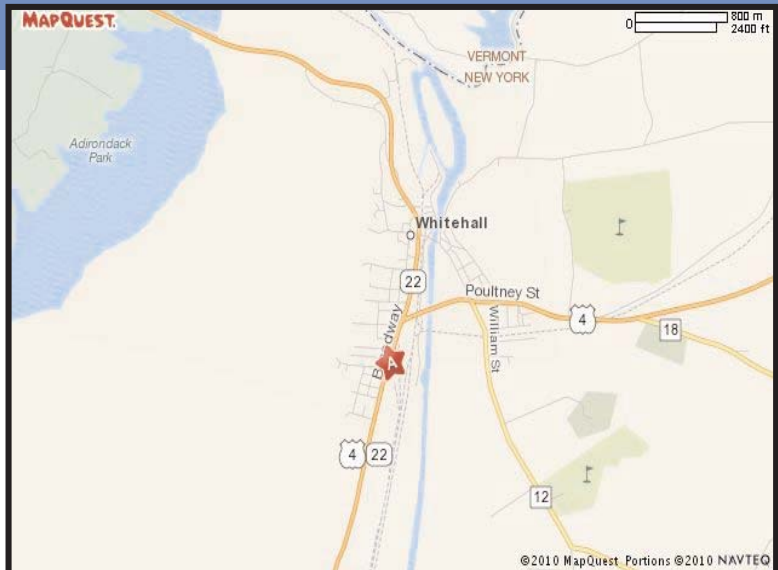
Directions: Exit 20 of The Northway. Follow Route 149 to Fort Ann to Route 4 North to Whitehall. Broadway is Route 4. Roma Restaurant is on the east side of Route 4 in the Village of Whitehall.

DEMOGRAPHICS

	3 Mile	10 Mile	15 Mile
Population	3,538	18,726	39,911
Avg. HH Income	\$52,582	\$49,477	\$54,293
Median Age	40.0	37.1	39.1

FOR SALE

\$259,000
 SALE PRICE INCLUDES
 REAL ESTATE & RESTAURANT.



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