

**FOR SALE**

## 24 Monroe Street, Ellicottville, NY



Fantastic opportunity to own a fully turnkey, two story bar with ample indoor seating area, a full kitchen with ansul system, upper terrace patio with outdoor seating, newly remodeled finishes. This historical property rests along the popular Monroe street right in the heart of the Ellicottville Village making it highly visible with ample walking traffic. This investment is ideal for an existing operator looking to own their own building and take advantage of the popular local tourist destination with steadily growing surrounding development. Solid foundation with dry basement with small office/operations area with security system and sound system management. Ready to operate immediately and all equipment comes with the sale of the property. Private sale and existing operation. **Per owner request - please direct all inquiries through brokerage only. No contact with existing staff or management.**

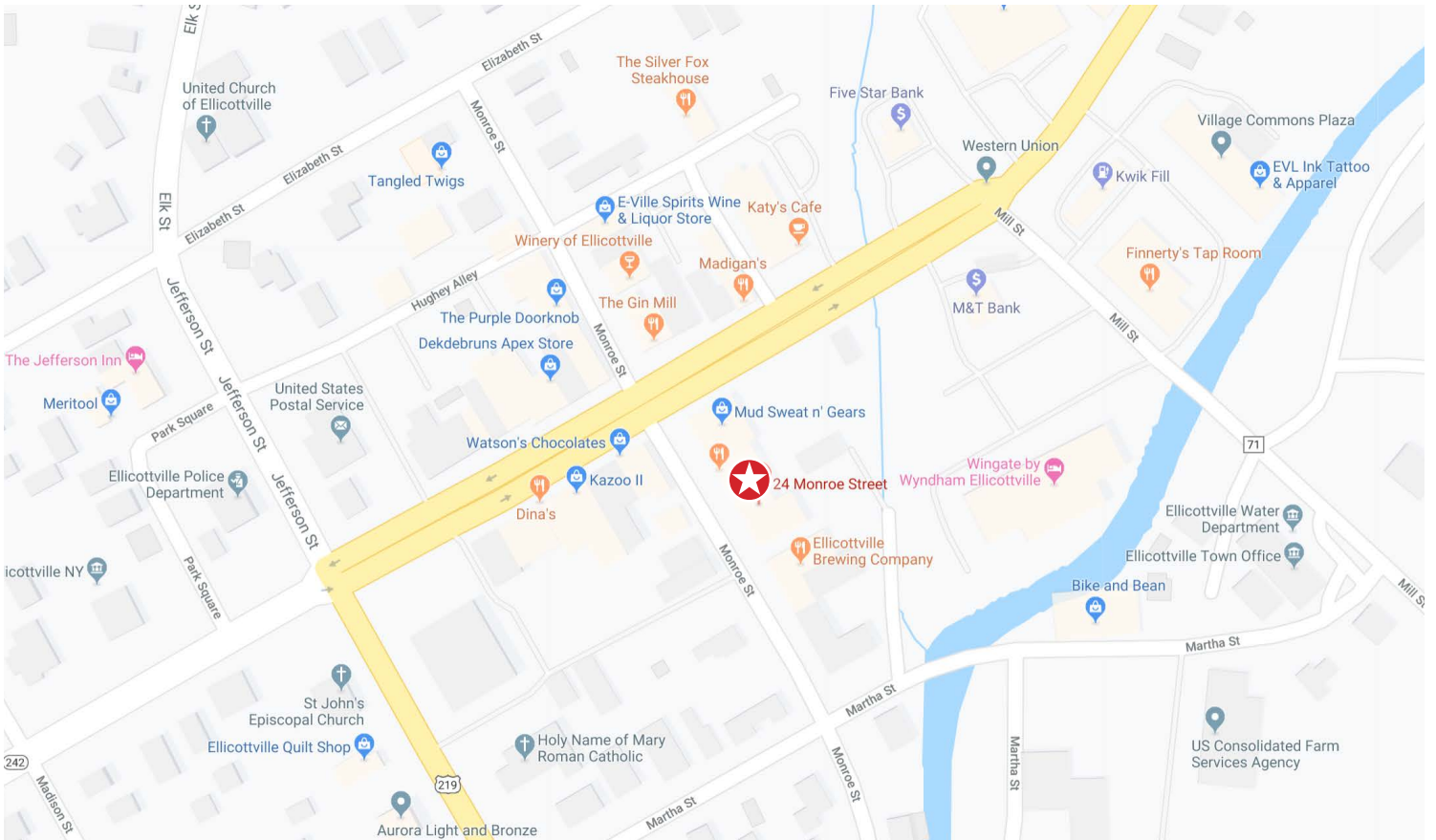
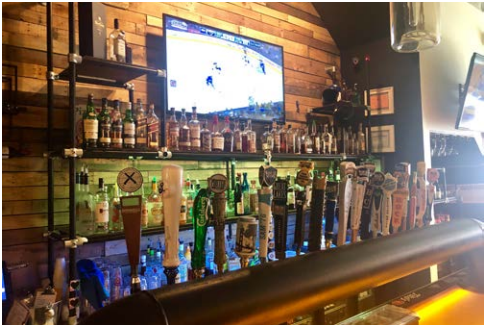
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	PROPERTY OVERVIEW
Total Population	747	1,251	1,648	Lot Size 0.03 +/- AC
Total Households	369	605	780	Total SF 2,206 +/- SF
Ave. Annual Income	\$44,374	\$44,962	\$46,666	Year Built 1900
				Stories 2



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COMMERCIAL

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