

FOR SALE

361-369 2nd Street South Fulton, New York



GREAT INVESTMENT OPPORTUNITY

Existing fast food restaurant available for purchase. Seller will lease back for 10 years. Can be changed to retail or office use. 105' frontage on Second Street/Route 481. Interior completely remodeled in 2014. Parking for 15 cars on both sides of the building.

PROPERTY OVERVIEW

Sale Price	\$145,000.00
Total Building SF	1,560 +/- SF
Year Built	1970
Stories	1
Traffic Count	21,893 ADT
Parking	On site

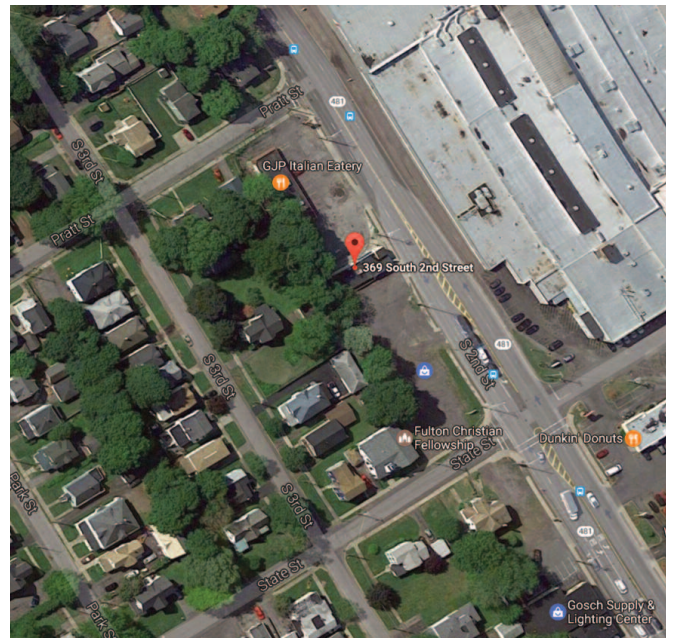
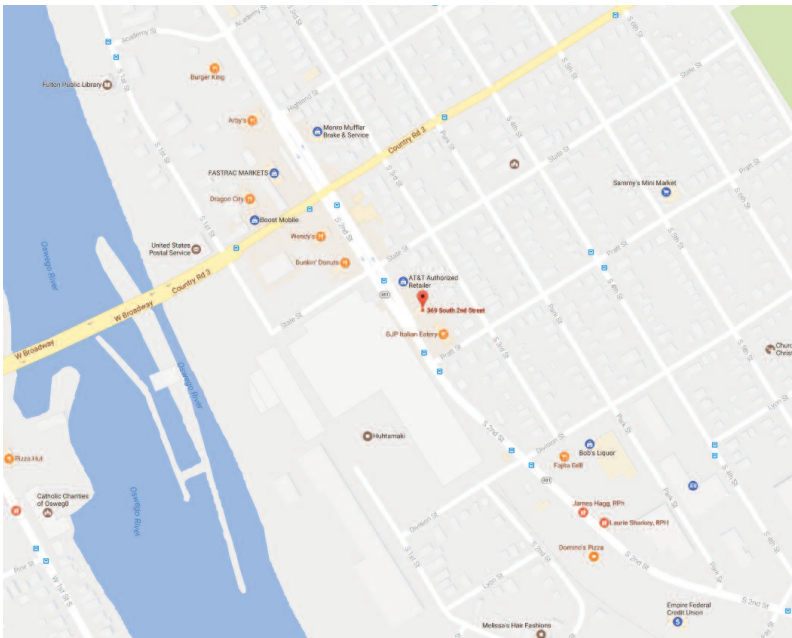
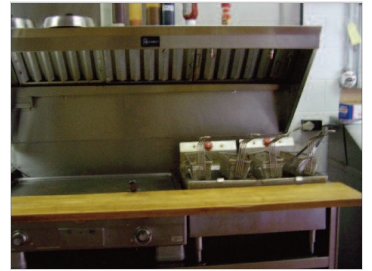
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,898	17,519	21,684
Total Households	4,501	7,091	8,684
Ave. Annual Income	\$55,422	\$58,393	\$60,515



COMMERCIAL

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