

SUTTON
REAL ESTATE COMPANY

FOR SALE
REDEVELOPMENT OR BUSINESS OPPORTUNITY

3965 Port Street, Pulaski, NY 13142



PROPERTY FEATURES

- Business or Redevelopment opportunity in Oswego County, Pulaski, NY
- Two parcels totaling 1.11 acres with 94' of frontage on Route 13 (Port St.) near the Salmon River
- Recently renovated diner with all new equipment, mechanicals, interior and roof
- Turnkey, operating and profitable business
- Location and size ideal for redevelopment
- Tourism from salmon fishing on Salmon River and Lake Ontario generate year-round traffic

CONTACT EXCLUSIVE AGENT:

Stephen Saleski

Real Estate Salesperson

(M): 315.727.3103

ssaleski@suttoncos.com

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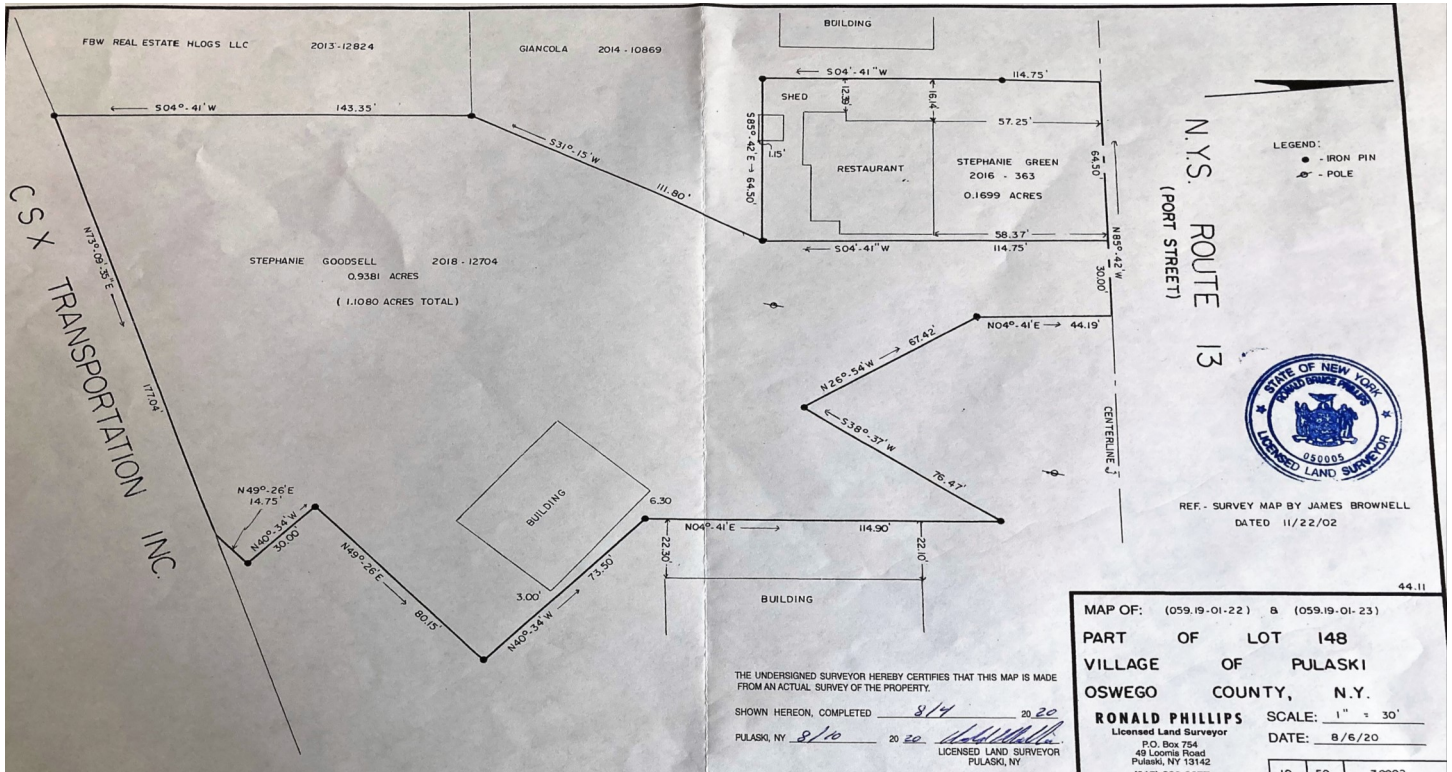
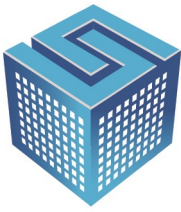
525 Plum Street, Suite 100

Syracuse, New York 13204

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www.suttoncos.com

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,243	3,627	6,508
Households	993	1,496	2,558
Average Household Income	\$35,912	\$38,596	\$46,548

Source: CoStar

TRAFFIC COUNTS

- Route 13 — 2,249
- Route 11 — 7,936
- S. Jefferson St — 2,491

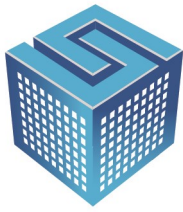
Source: NYS DOT 2019

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