

# Commercial/Industrial - Ellicottville, NY



## 7734 Route 219 North, Ellicottville, NY, 14731

Offered at \$249,000

Location, Location, Location! Not only is the commercial property in a prime location off the 219 right outside of Ellicottville, But the recently cleaned out Business and 2 upper apartments give you endless possibilities with this location. Continue the Bar/restaurant style business that was previously established. Or easily change it up, into a multiple business location. The 2 upper, 1 bedroom, 1bath, apartments, could easily be made into one large luxury apartment, and will offer year round income, with no rental restrictions. On 8 acres, with a massive parking lot and room to expand, this property is unlike anything else on the market. Features a commercial Well and septic system as well, as an active spring to the back of the property. The spring originally fed the bar, but the well was put in when purchased to match NYS code. Property is being sold "AS IS" including well and septic.

0 Bedrooms

0 Bathrooms

7,007 sqft

8 acre (lot size)

Built: 1940



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