



**\$1,500,000.00**

## 32, SMITHFIELD, PLATTSBURGH, NY, 12901

<https://www.fesettecommercial.com>

Restaurant building in a very desirable, high-traffic location. Very recently closed due to retirement, the building has been well maintained with numerous recent upgrades, including new roof, walk-in cooler, walk-in freezer, six-burner range with broiler and many more. Turnkey ready for family restaurant and sports bar/lounge with 18 taps and numerous large screen TVs. This...

- Business
- Commercial Sale
- Active



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Phone: (518) 324-4500

Address: 176 US Oval Plattsburgh, NY 12903



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## Basics

**Category:** Commercial Sale

**Status:** Active

**Year built:** 1988

**Lot Size Acres:** 1.3 acres

**County:** Clinton

**Type:** Business

**Lot size:** 1.3 acres

**Subdivision Name:** None

**Zoning:** Commercial

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## Building Details

**Building Area Total:** 6731 sq ft

**Heating:** Forced Air, Natural Gas

**Roof:** Flat

**Basement:** Full

**Construction Materials:** Frame, Wood Siding

**Building Features:** Break Room, Kitchen

**Foundation Details:** Poured

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## Amenities & Features

**Electric:** Other

**Utilities:** Cable Available, Internet Available, Natural Gas Available, Sewer Connected, Water Connected

**Appliances:** Gas Water Heater

**Cooling:** Central Air

**Inclusions:** Fixtures, Equipment, Furniture

**Parking Features:** Off Street, Private

**Lot Features:** Level, Paved, Sprinklers In Front, Sprinklers In Rear

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## Miscellaneous

**Road Surface Type:** Paved

**Tenant Pays:** None

**Special Listing Conditions:** Standard



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