

# FUNCTIONING RESTAURANT WITH USABLE LAND

4,052 SQFT  
RESTAURANT

AVAILABLE FOR SALE OR  
LEASE



**\$1,099,000**

**8201 Oswego Road, Liverpool**



**PAPYRUS**  
REAL ESTATE SOLUTIONS

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LICENSED REAL ESTATE BROKER

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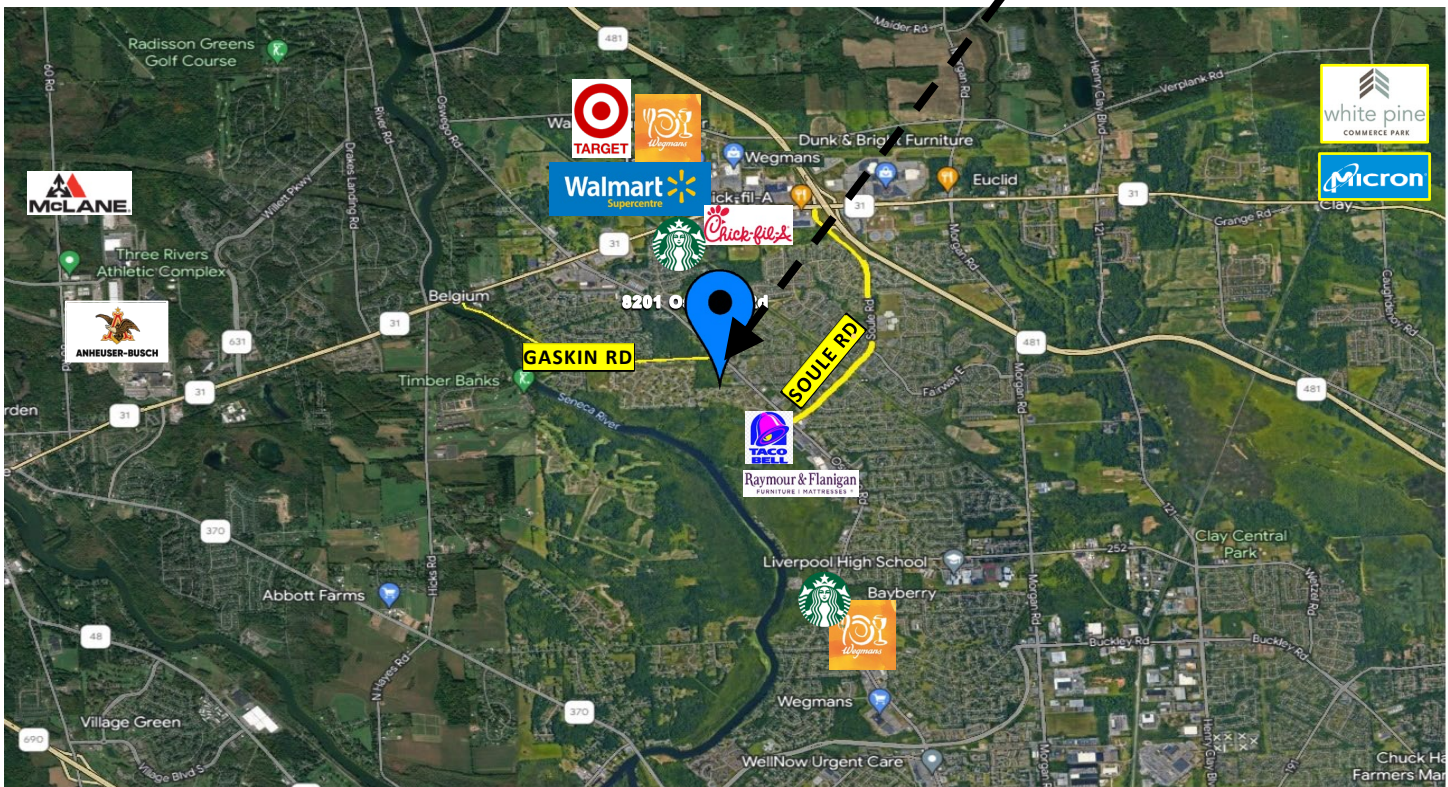
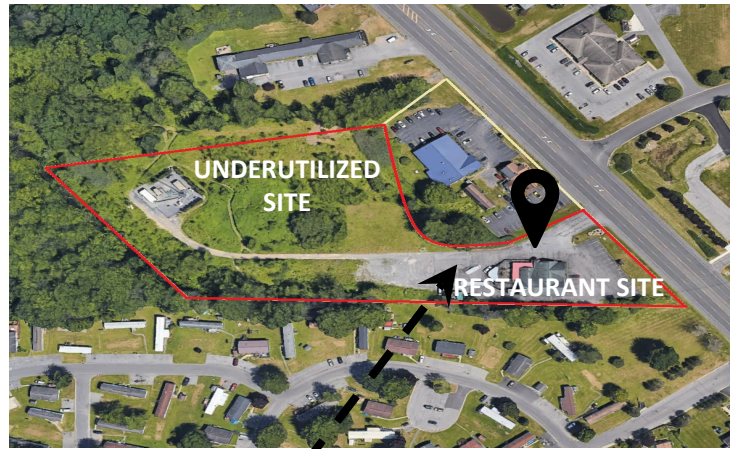
- Fully functioning restaurant available in Onondaga County.
- Very strong performing location.
- Includes functioning hood, grease, walk-in and all FF&E (less marketing).
- Location of restaurant is near residential and commercial areas with relatively strong vehicle traffic.
- Sale would also include tax benefits of tower lease.
- Various opportunities available to maximize est. +5 acres of unused land.
- Or Lease for \$5,000/month on NNN plus utilities.

PARTIAL SELLER FINANCING AVAILABLE TO QUALIFIED OPERATORS



## 8201 Oswego Road, Liverpool

- Total Property 7.8 Acres.
  - **Zoned Commercial – C5**
  - **Tax ID : 066.-01-42.1**
- Includes estimated 5 acres of raw land available as a value-add.
- Vacant land opportunities include **car wash**, retail, medical and **storage** to name a few.
- Accessible from Rt 31 & I-481.



- 6 Miles from **White Pines Commerce park – Micron**.
- Hwy 31 to Gaskin Rd.
- Hwy 481 Reroute to Soule Rd.
- 5 Miles to Village of Liverpool.
- 8 Miles to Destiny USA.
- 10 Miles from Downtown Syracuse.
- 7 minutes away from **Target, Wegmans, Walmart, Home Depot, Chick-fil-A, Texas Road House** at Hwy 31
- 2.8 miles from **Wegmans** at Oswego Road.



- 4,052 SqFt fully functioning restaurant with active hood(w/Ansul), grease trap, & walk-in cooler.
- In-ground outdoor grease trap.
- Kitchen ceiling & parking lot repairs Q3-2023.
- Full bar with both 120 indoor seats and 1,800 SqFt outdoor seating and entertainment space.
- New roof installed 2023.
- HVAC upgrades 2022.
- Sale or Lease includes FF&E.
- Strong performing restaurant with no active advertising.
- Marketing materials will be removed from the property on transition.

