

2212 Route 145, Durham, NY 12423



**\$675,000**

**Listing # 151011**

**4**

**BD**

**4 (1 1 2 0)**

**BA**

**3,684**

**SQ FT**

**STATUS**

Active

12/26/23

**TYPE**

COMM

**YEAR BUILT**

1990

**LOT SIZE**

47,916

**DOM**

35

**Remarks:**

A Fabulous Family Owned and Operated Restaurant in East Durham - Nellie's - with 2 Apartments in the Heart of Durham! The building is approximately 3,684 sq ft. on 1.1 acres with 2 parking areas. The restaurant features a brick pizza oven, a full commercial kitchen, walk-in coolers, 1 full circular bar, 2 dining areas, indoor seating for up to 169 persons, and an outdoor covered deck with additional seating. There are 2 furnished apartments each with 1 bedroom, 1 bath, a kitchen, and a living room. The restaurant and apartments have been well-maintained and improved. It's an Exceptional Business Opportunity in a Great Location! The property's prime location is at the corner of Route 145 and Route 67A. It has great proximity to the area's attractions and amenities as it's 20 minutes to Windham Ski Mountain, 5 minutes to Zoom Flume Water Park, 30minutes to Hunter Ski Mountain, 20 minutes

**Directions:**

From Cairo, take Route 23 West, make a right onto Route 145, the restaurant is at the corner of Route 145 and Route 67A.

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