# FOR SALE 32921 Route 11 Philadelphia, New York 13673

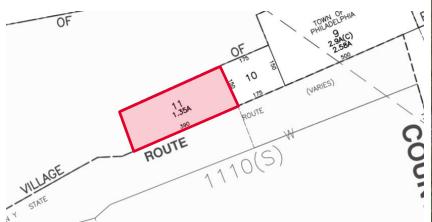
## 1.35± Acres Available

#### **Property Highlights**

- Excellent commercial location
- 1.35± acres with 390' of frontage on Route 11
- Directly across from Indian River Central School
- Excellent redevelopment opportunity
- Immediate area also consists of commercial business, medical offices, town offices and apartment houses

#### Traffic Counts

US Route 11 8,648 AADT Source: NYS DOT 2019



### Contact

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CUSHMAN & WAKEFIELD

Pyramid Brokerage Company

1.35 Acre Redevelopment Opportunity

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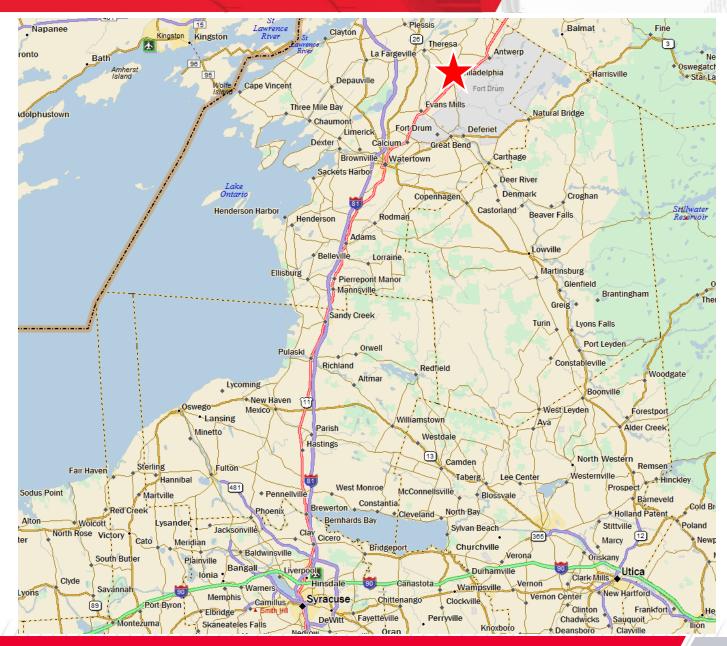
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