

FOR SALE

32921 Route 11

Philadelphia, New York 13673



1.35± Acres Available

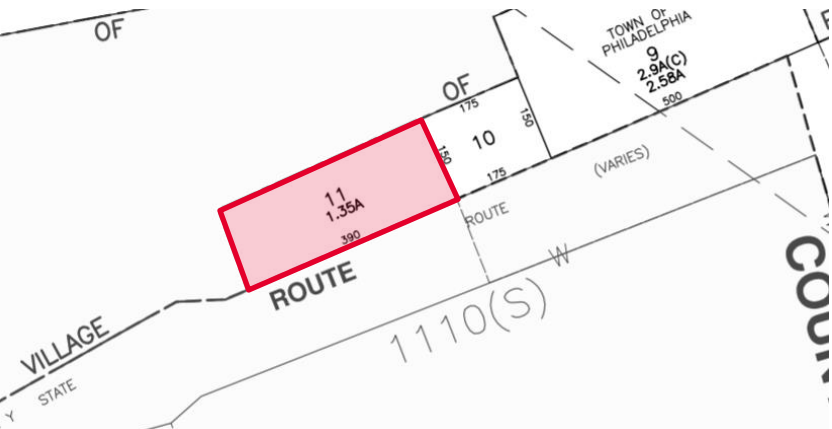
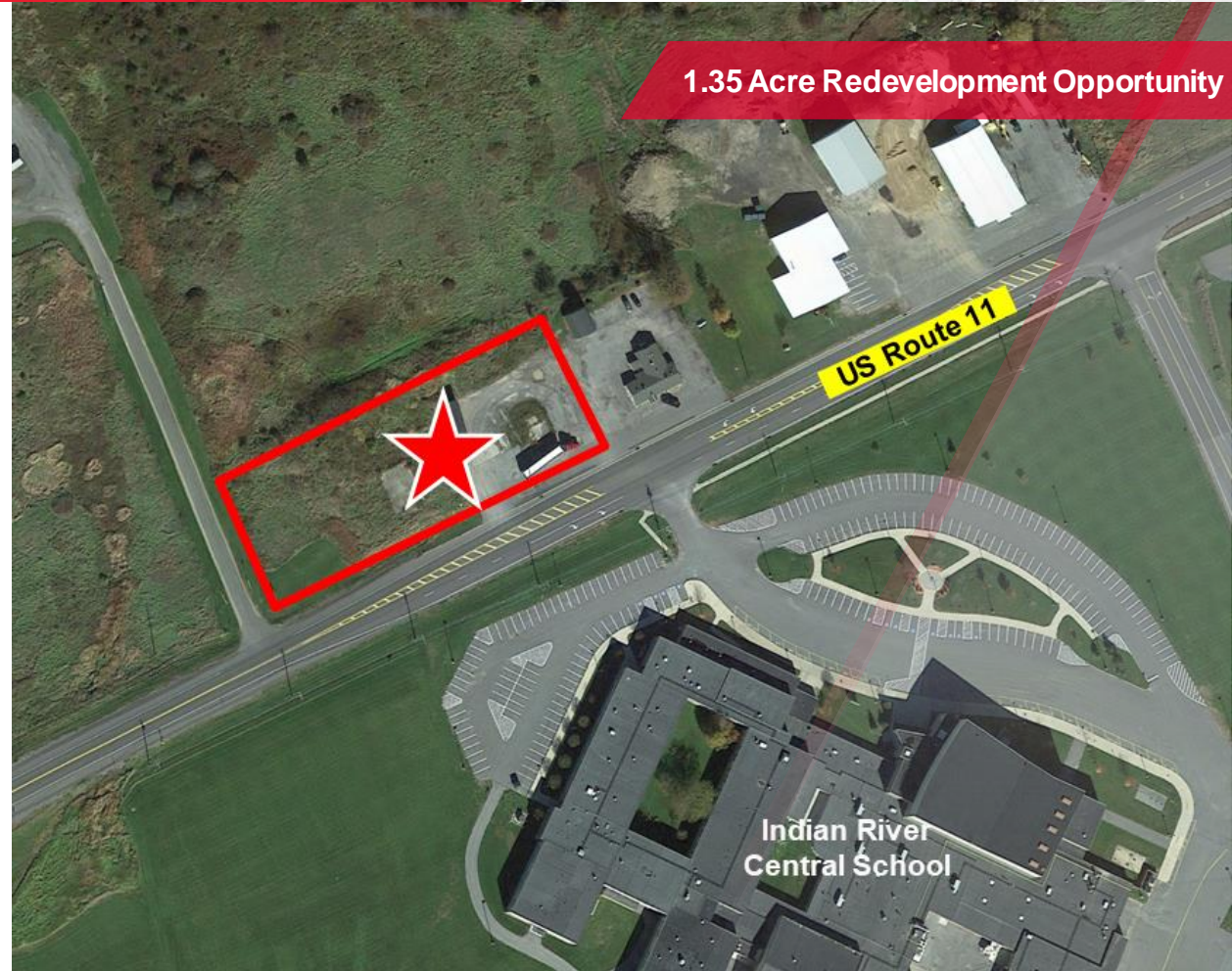
Property Highlights

- 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

KENNETH COURTS
Real Estate Salesperson

O: +1 315 779 1196 M: +1 315 514 6816
kcourts@pyramidbrokerage.com

JOYCE MAWHINNEY MACKNIGHT
Associate Real Estate Broker

O: +1 315 445 8514
jmacknight@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

FOR SALE

32921 Route 11 | Philadelphia, New York

