

FOR SALE

1425 Washington Street  
Watertown, New York 13061



Sisters of St. Joseph Motherhouse, Available for Sale

**NEW PRICE  
REDUCTION!**

**53,773± SF Situated on 17.97± Acres**

### Property Highlights

Located at 1425 Washington Street, Watertown, New York, The Sisters of St. Joseph's Motherhouse was originally built as an orphanage in the late 1960's. The building is comprised of two sections: the original 46,112± square feet (sf) and a 7,661-sf addition referred to as the "Vianney addition" in 2010. The property features several bedrooms and bathrooms, office areas, dining room, commercial kitchen, storage rooms, Chapels, activity room and library. The 2-story sections have elevator and stairway access.

- Located on Route 11 (Washington Street) in Watertown
- Minutes away from I-81 (Exits 44 or 45)
- Close to major medical facilities and retail business
- Situated on Watertown's Citibus public transit route
- Meticulously maintained property, inside and out
- Ideal for redevelopment, possible uses include apartments, senior housing, or residential redevelopment

### Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	4,714	28,476	34,395
Households	1,857	12,555	14,990
Average H.H. Income	\$96,577	\$72,515	\$76,548
Daytime Employees	3,824	23,962	27,320

Source: ESRI Business Analyst 2023

Traffic Counts	
Washington Street (Route 11)	12,466 AADT

Source: NYS DOT 2022



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1425 Washington Street | Watertown, New York



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