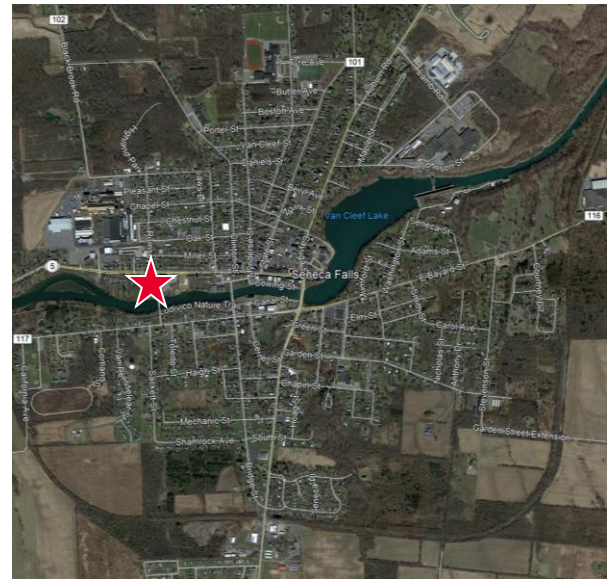



FOR SALE

FOR SALE \$150,000

Property Highlights

This building located in the heart of downtown Seneca falls on a signalized intersection, with easy access to the southside of the river. The property has curb cuts on 3 streets. The building is close to ITT Gould Pumps, one of the largest employers in the area. It is also close to the National Women's Hall of Fame and It's a Wonderful Life Museum. This property would be great for a car dealer, restaurant, service business or medical office.



BUILDING SF	2,481	SIGNAGE TYPE	Pylon
LAND SIZE	0.4± Acre	1-MILE (POP.)	4,891
YEAR BUILT	1970	3-MILE (POP.)	12,072
PARKING	17	MED. INCOME	\$59,806
TRAFFIC COUNTS	12,467 AADT	SPACE USE	Retail

Jeff Scheidegger
Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

Lila "Lee" M. Salvetti
Associate Real Estate Broker
+1 315 254 3447
lsalvetti@pyramidbrokerage.com

Andrew Sheedy
Real Estate Salesperson
+1 315 445 8525
asheedy@pyramidbrokerage.com

Location Overview

Seneca Falls is a historic location in the Fingerlakes Region of New York State as well as the Birthplace of Women's Rights. Tourist attractions include The National Women's Hall of Fame, It's a Wonderful Life Museum and over 70 wineries along several Wine Trails.

Routes 5 and 20 (Fall Street), is the main east/west road through the hamlet. Seneca Falls is nine miles south of the NYS Thruway and DeLago Casino.



Legal Information

TAX PARCEL ID	14-1-58
2024 RE TAXES	\$10,961.32
ZONING	C-2, Highway Commercial



Restrictions

Property will be restricted against uses competitive with convenience stores

Offering Process

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

Jeff Scheidegger
Account Contact
+1 314 384 8662
jeff.scheidegger@cushwake.com

Lila "Lee" M. Salvetti
Associate Real Estate Broker
+1 315 254 3447
lsalvetti@pyramidbrokerage.com

Andrew Sheedy
Real Estate Salesperson
+1 315 445 8525
asheedy@pyramidbrokerage.com