


FOR SALE

OFFICE / RETAIL SPACE

Property Highlights

- 1380+/- SF main building and 800+/- SF storage barn
- 1 acre parcel with ample parking/yard space and fenced in lot
- Main building consists of 2 offices, 1 bathroom, and a large open area
- Basement under half of the building with exterior entrance only; can be used for additional storage
- Great location with upside for improvements
- Close proximity to area retail, including post office, banking, automotive, and Prattsburgh market/convenience stores

Demographic	1 Mile	3 Miles	5 Miles
Population	614	1,317	2,325
Households	238	549	970
Average H.H. Income	53,382	55,220	60,780
Total Businesses	43	51	66
Source: ESRI			

EXCLUSIVE CONTACT

Samantha Testani
Real Estate Salesperson
+1 607 382 2834
stestani@pyramidbrokerage.com

James Furney
Associate Real Estate Broker
+1 315 225 8571
jfurney@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401
Corning, New York 14830
+1 607 937 9720
pyramidbrokerage.com



**CUSHMAN &
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**Pyramid Brokerage
Company**

**51 S Main Street
Prattsburgh, NY**



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