


FOR SALE OR LEASE

12,188± TOTAL SQ. FT. IN TWO BUILDINGS

Property Highlights

- **Primary Building:** 9,000± SF
 - Multi-tenant office building (100% vacant)
 - 4-5 large offices on each of the two (2) floors (3,000± SF each)
 - Plus 3,000± SF finished lower level
- **Secondary Building:** 3,188± SF, two-family house
- 28-car on site parking
- Across from Samaritan Medical Center
- Great curb appeal (brick façade)
- High visibility (corner location)
- Improved basement (poured concrete)
- ADA with elevator (3-floors)

Demographic	1 Mile	3 Miles	5 Miles
Population	11,426	27,491	34,216
Households	5,654	12,680	15,453
Average H.H. Income	\$78,042	\$78,121	\$81,787
Daytime Employees	10,134	24,875	27,315
Source: ESRI Business Analyst 2026			

Traffic Counts

Washington Street	9,478 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

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CUSHMAN &
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Pyramid Brokerage
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727 Washington Street
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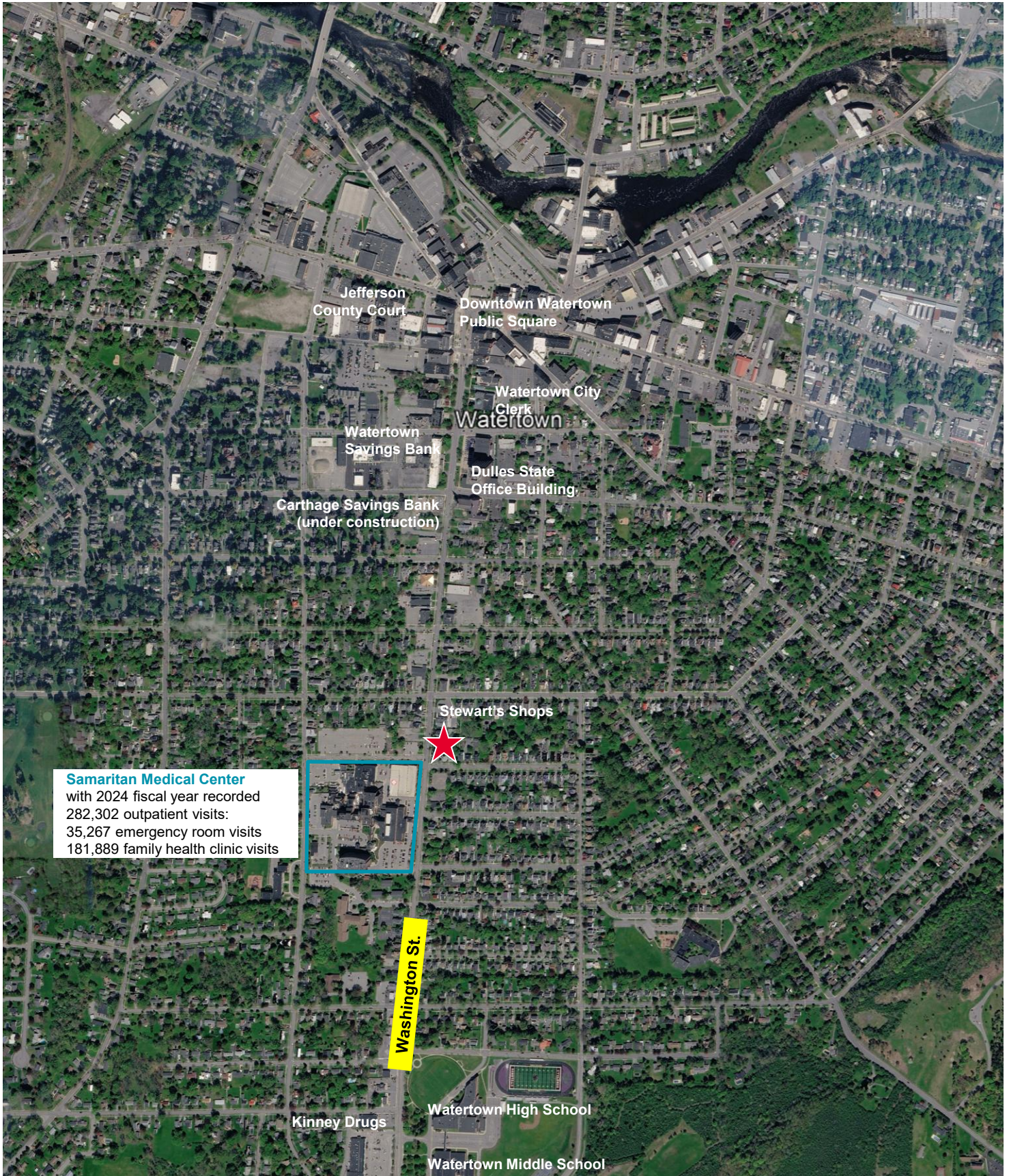


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