

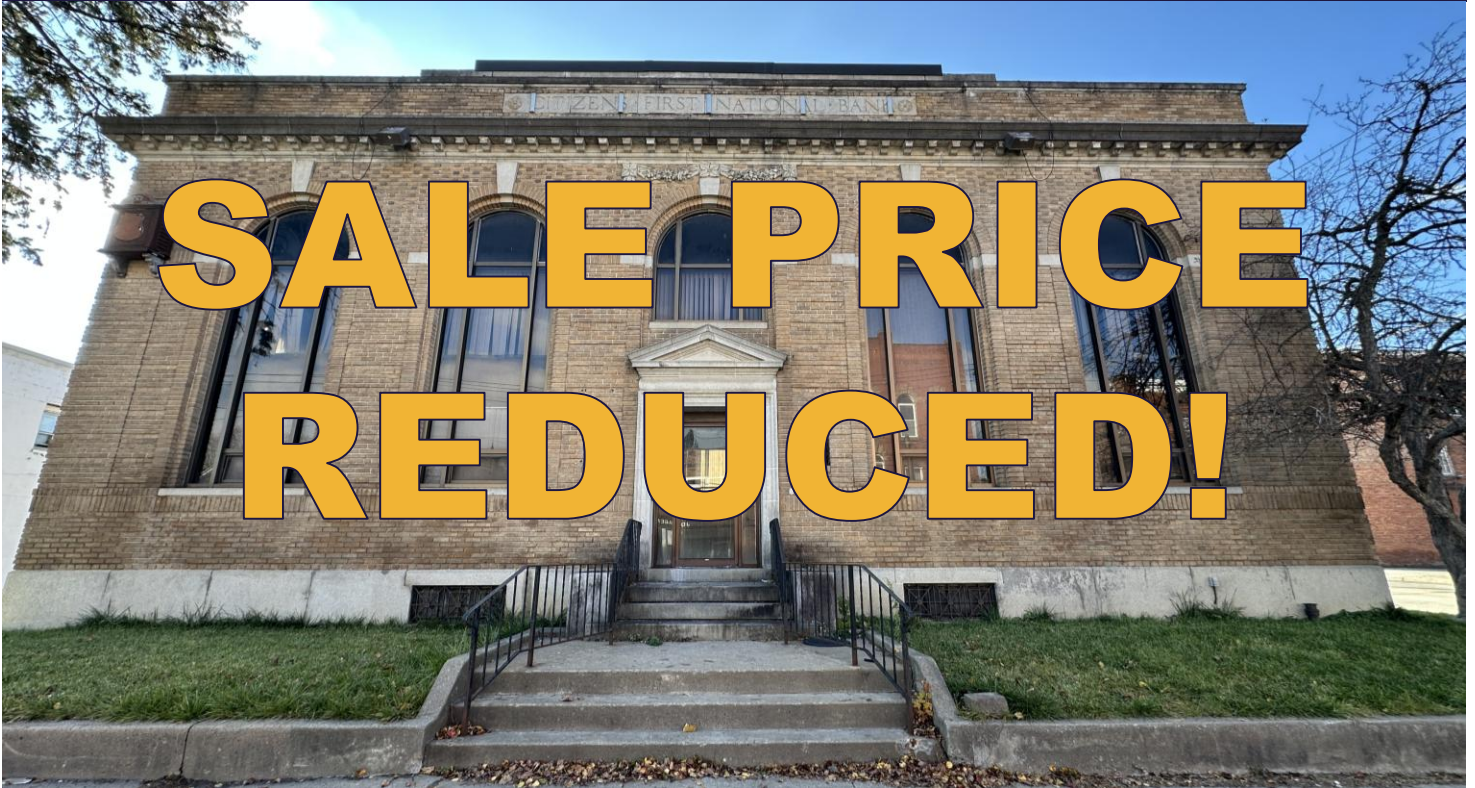


CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

100-104 East Main Street
Frankfort, New York 13440



FOR SALE

FORMER CITIZENS FIRST NATIONAL BANK BUILDING

Property Highlights

- 3,856 SF building on .28 acres
- The building is equipped with a large open ground floor, 2nd floor mezzanine office space, and useable basement space
- Corner location with access from Main Street and Litchfield Street
- Zoned Business Commercial
- Potential for a drive-thru window
- Public water, sewer, gas, and electric
- Sale price \$59,000
- Ownership would consider making improvements for a tenant

Demographic	1 Mile	5 Miles	10 Miles
Population	3,209	25,361	94,519
Households	1,488	11,137	39,353
Average H.H. Income	\$72,996	\$76,854	\$74,396
Daytime Employees	1,412	8,874	36,094

Source: ESRI Business Analyst 2025

Traffic Counts

Main Street	4,807 AADT
-------------	------------

Source NYS DOT 2023

EXCLUSIVE CONTACT

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

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

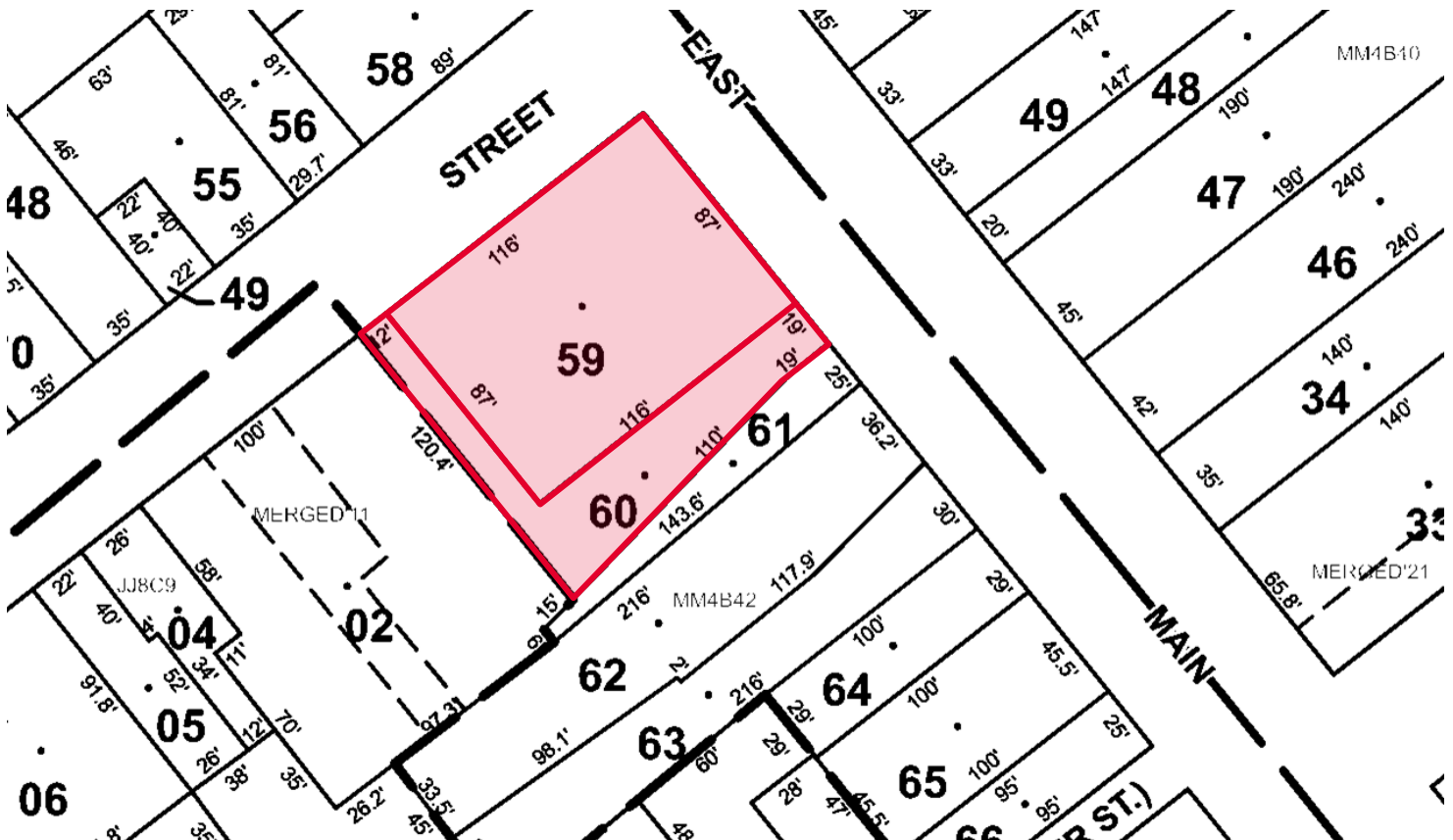


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**100-104 East Main Street
Frankfort, New York 13440**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.