


FOR SALE

790± SF COMMERCIAL PROPERTY

Property Highlights

- 790± SF commercial building on a 0.07± acre lot
- Formerly set up as a veterinary clinic with easy adaptability for other approved municipal uses
- M-1 Manufacturing zoning allows for a variety of uses including office and retail subject to municipal approvals
- Conveniently access to local residential neighborhoods, local business, and community services
- Public Water, Sewer, and Electric
- Asking Price \$80,000

Demographic	1 Mile	3 Miles	5 Miles
Population	2,116	3,742	5,696
Households	915	1,610	2,283
Average H.H. Income	\$83,414	\$83,547	\$85,694
Daytime Employees	1,935	2,199	2,469
Source: ESRI Business Analyst 2026			

Traffic Counts

Mexico Street	2,179 AADT
Main Street	7,154 AADT
Source: NYS DOT 2025	

EXCLUSIVE CONTACT

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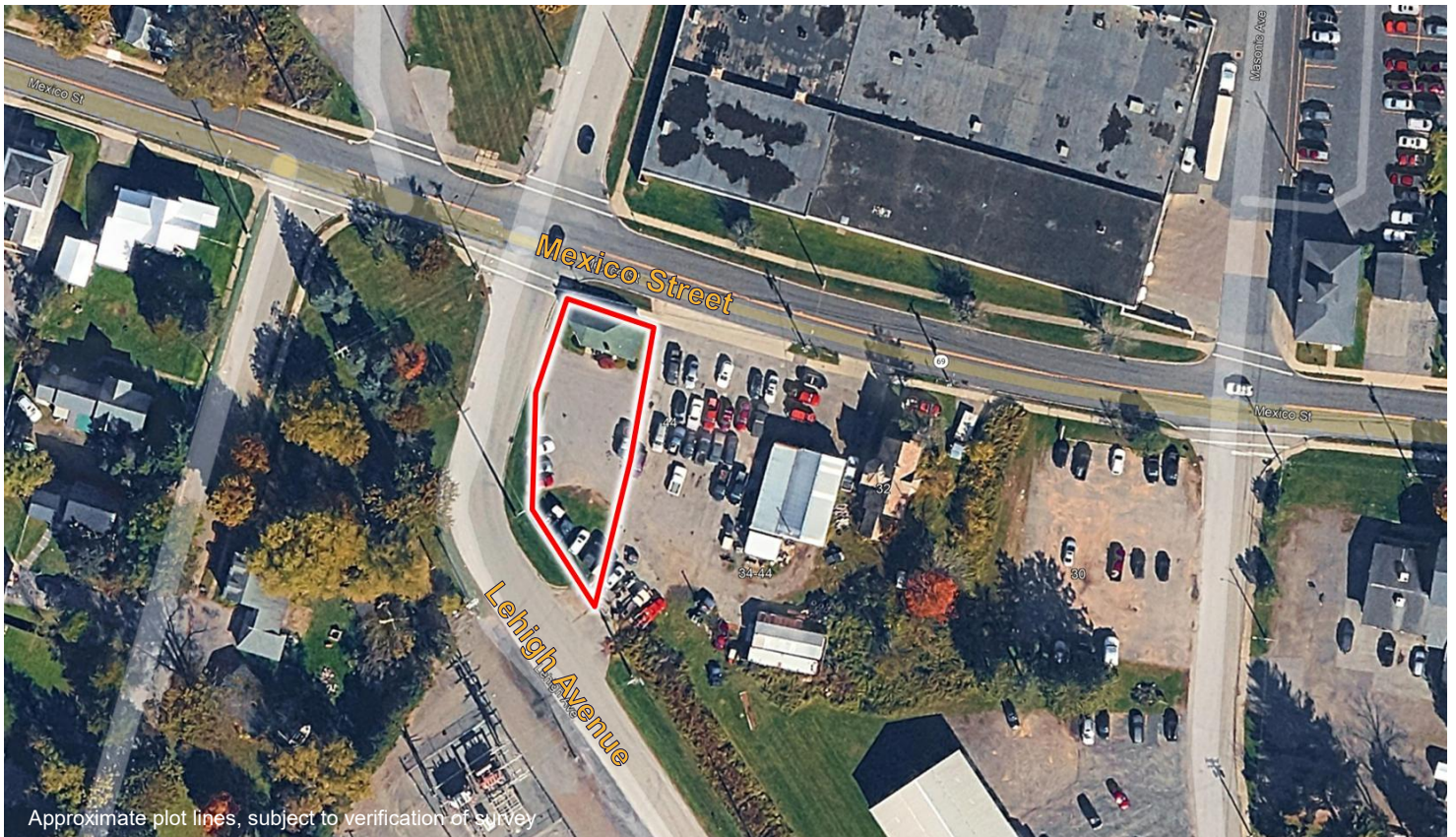
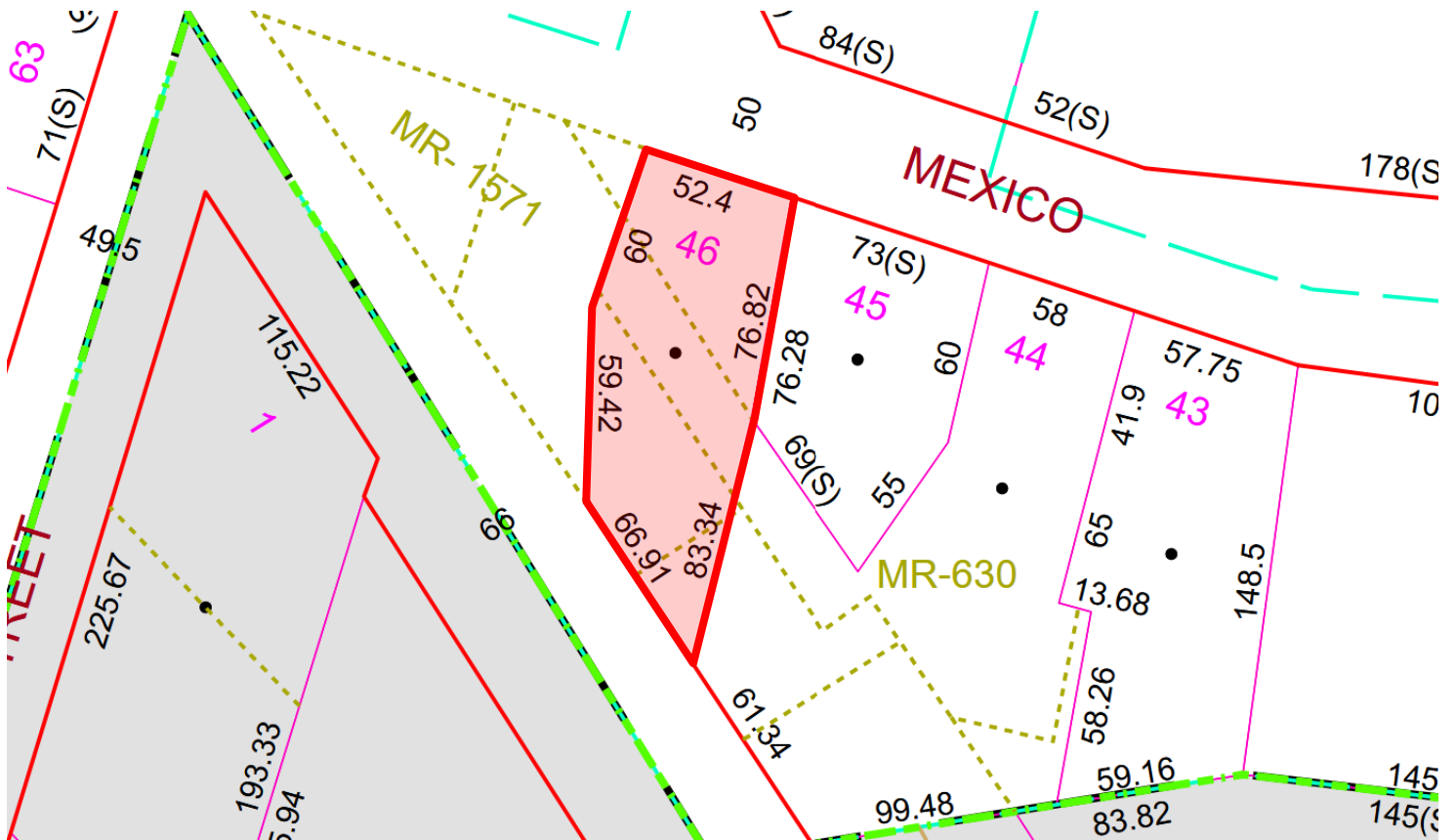


CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

46 Mexico Street
Camden, New York 13316



Approximate plot lines, subject to verification of survey.