


FOR SALE

MIXED USE RETAIL/INDUSTRIAL BLDG.

Property Highlights

- 4,800± SF building situated on 0.81 acre of land
- Clear span space with 16' high ceilings
- Building is equipped with a small office area and restroom
- 14' x 14' drive in door
- Town of Verona Commercial Neighborhood Service (CNS) zoning allows for a number of commercial uses including retail and industrial
- 2026 Taxes \$4,273.23
- Great location off Route 365 in proximity to Turning Stone Casino

Demographic	1 Mile	5 Miles	10 Miles
Population	964	20,791	43,387
Households	422	9,200	18,281
Average H.H. Income	\$110,985	\$94,722	\$94,130
Daytime Employees	186	18,838	25,370

Source: ESRI Business Analyst 2026



EXCLUSIVE CONTACT

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

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



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**4867 Fox Road
Oneida, New York 13421**

