CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

68 N. West Street
Homer, NY 13077



EXCLUSIVE LEGACY OFFERING

ESTABLISHED COMMERCIAL PROPERTY WITH MARINE INDUSTRY HERITAGE

VERSATILE PROPERTY OFFERING CONTINUED MARINE-RELATED USE OR ADAPTIVE COMMERCIAL REDEVELOPMENT OPTIONS

EXCLUSIVE CONTACT

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OFFERING HIGHLIGHTS:

Purchase as a package or potential opportunity to purchase separately.

COMMERCIAL REAL ESTATE:

- Two (2) commercial buildings featuring store; shop and office space + outdoor pavilion
- Road frontage on high visibility / heavily trafficked NYS Rte. 281
- Sizable footprint offers additional development opportunities
- Shop building is heated and features 3,000 lb. overhead lift & 10' x 10' Overhead Door
- 6-ton outdoor electric boat lift located in yard area

FOREST FISHERIES BUSINESS:

- Family owned since 1958
- Current owner has operated for 30+ years and is retiring
- Turnkey business with multiple diverse income streams - retail store; boat; trailer; motor; dock; and hoist sales; storage; and service / repair work
- Strong operating history. Financials provided on signing of NDA.
- Represent multiple national lines for various products sold
- Large customer base
- Rights to 7,000 SF of prime space at CNY Boat Shows

ASK LISTING AGENT FOR FULL DETAILS ON THIS OFFERING

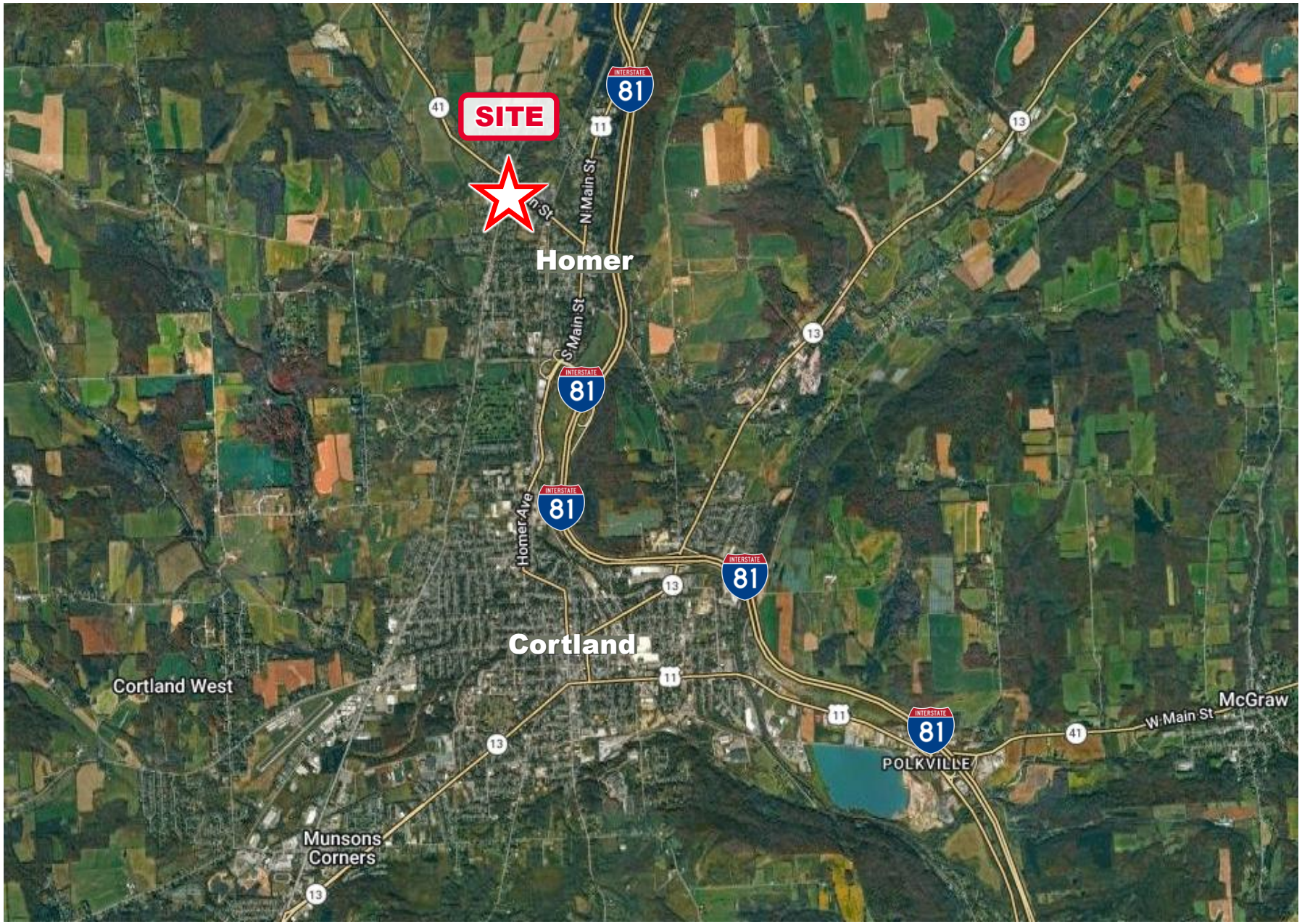
EQUIPMENT PACKAGE:

- Chevy Trucks (2) - one w/ Plow
- Tractors - Kubota & John Deere
- Delivery Trailers (6)
- Office Equipment & Furnishings
- Boat Show Props & Supplies
- OEM Special Tools
- Other Non-OEM Misc. Tools
- Winterization Tools & Equipment
- Security Alarm & Video Security Systems)

PROPERTY DETAILS:

ADDRESS	68 N. West Road, Homer, NY
MUNICIPALITY	Village of Homer | Cortland County
TAX ID	66.57-01-12.100
BLDG'S SIZE	5,600+ SF + Pavilion
LOT SIZE	4.57- Acres
ZONING	Commercial
UTILITIES	Electric; Gas; Water & Sewer

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EXTERIOR PHOTOS













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INTERIOR PHOTOS

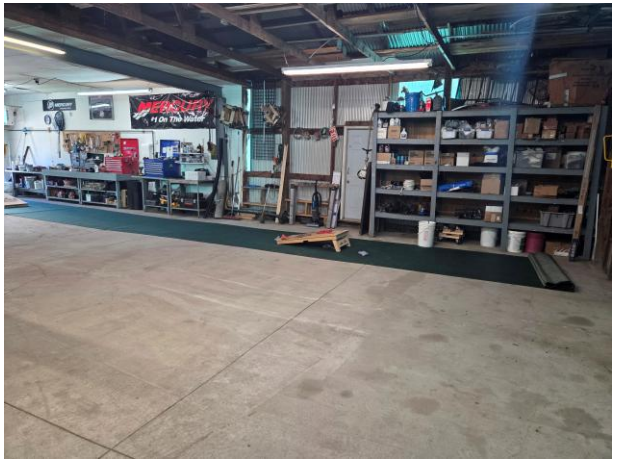












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