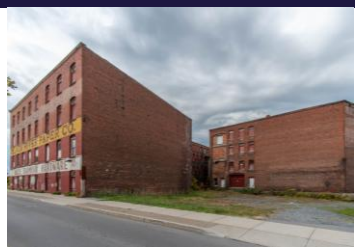
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629 Factory Street
Watertown, New York 13601









FOR SALE

REDEVELOPMENT OPPORTUNITY

Property Highlights

- 122,000± SF across two industrial buildings with rich historic character situated in an Opportunity Zone
- Located on the Black River and steps from Downtown Watertown
- Iconic former H.H. Babcock Buggy Co. headquarters
- Flexible Urban Mixed Use - UMU zoning (City of Watertown Zoning Ordinance)
- High ceilings, freight elevators, and sprinkler systems throughout
- Currently vacant and ready for immediate redevelopment and occupancy
- Ideal for adaptive reuse, redevelopment, or investment

Demographic	3 Miles	5 Miles	10 Miles
Population	27,247	36,539	68,516
Households	12,543	16,562	27,687
Average H.H. Income	$73,269	$77,162	$78,662
Daytime Employees	21,628	26,113	43,686

Source: ESRI Business Analyst 2025

Traffic Counts

Factory Street	7,126 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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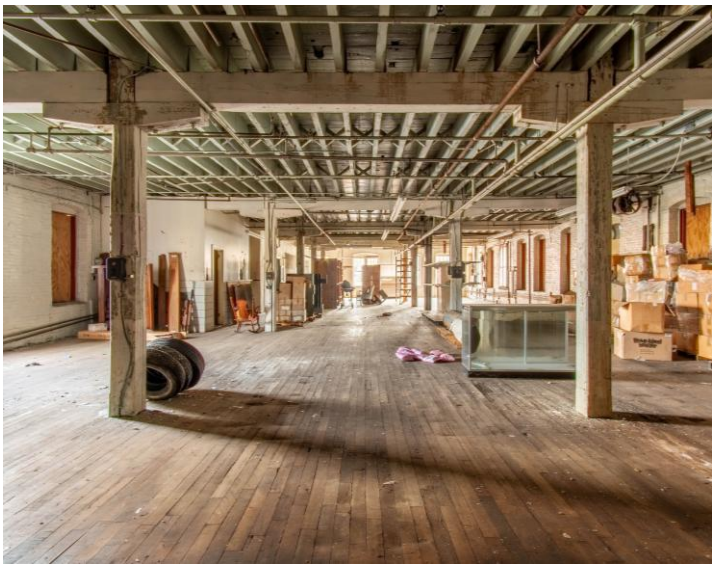
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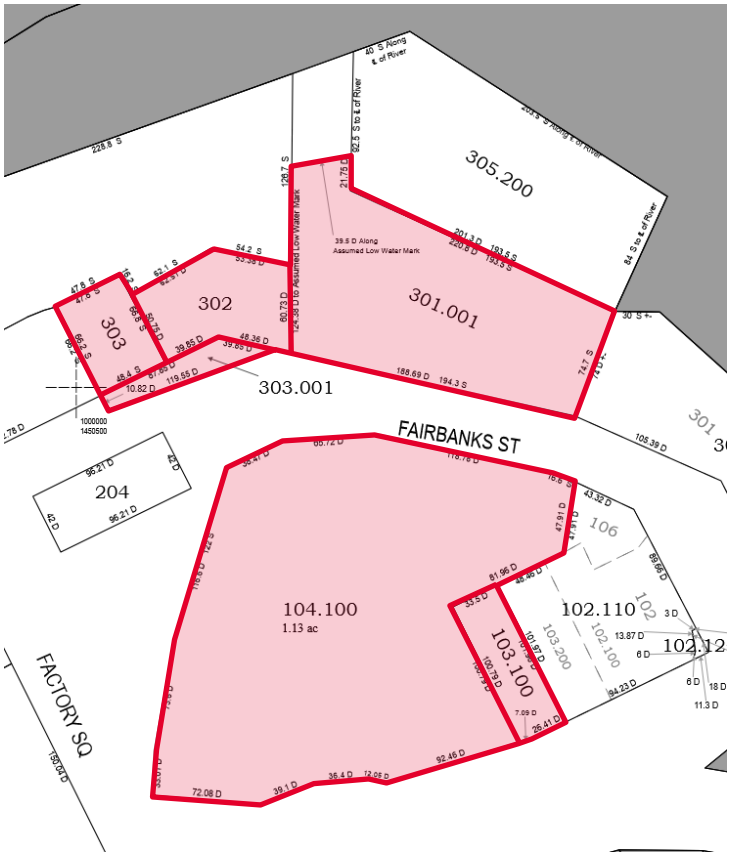




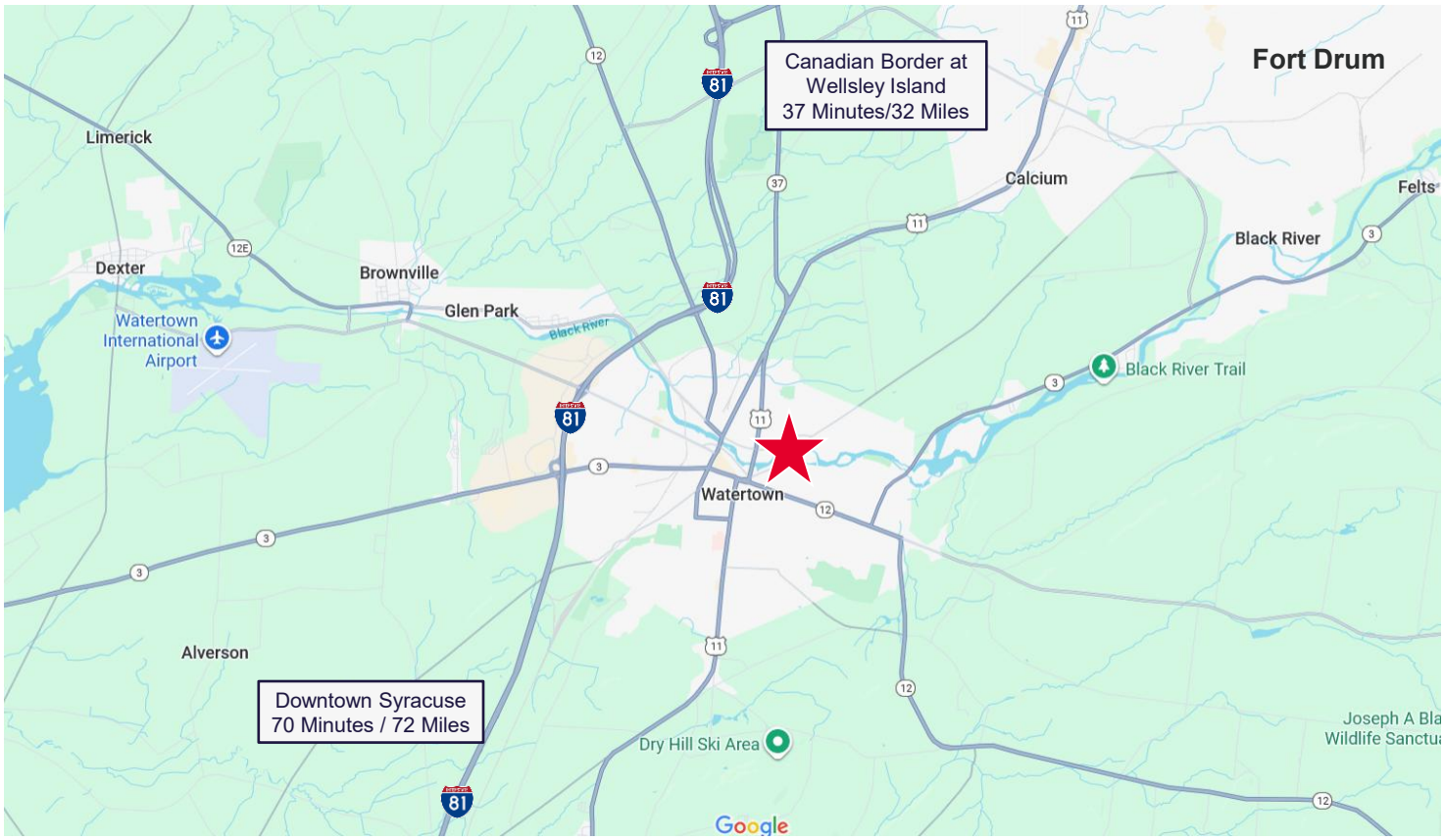
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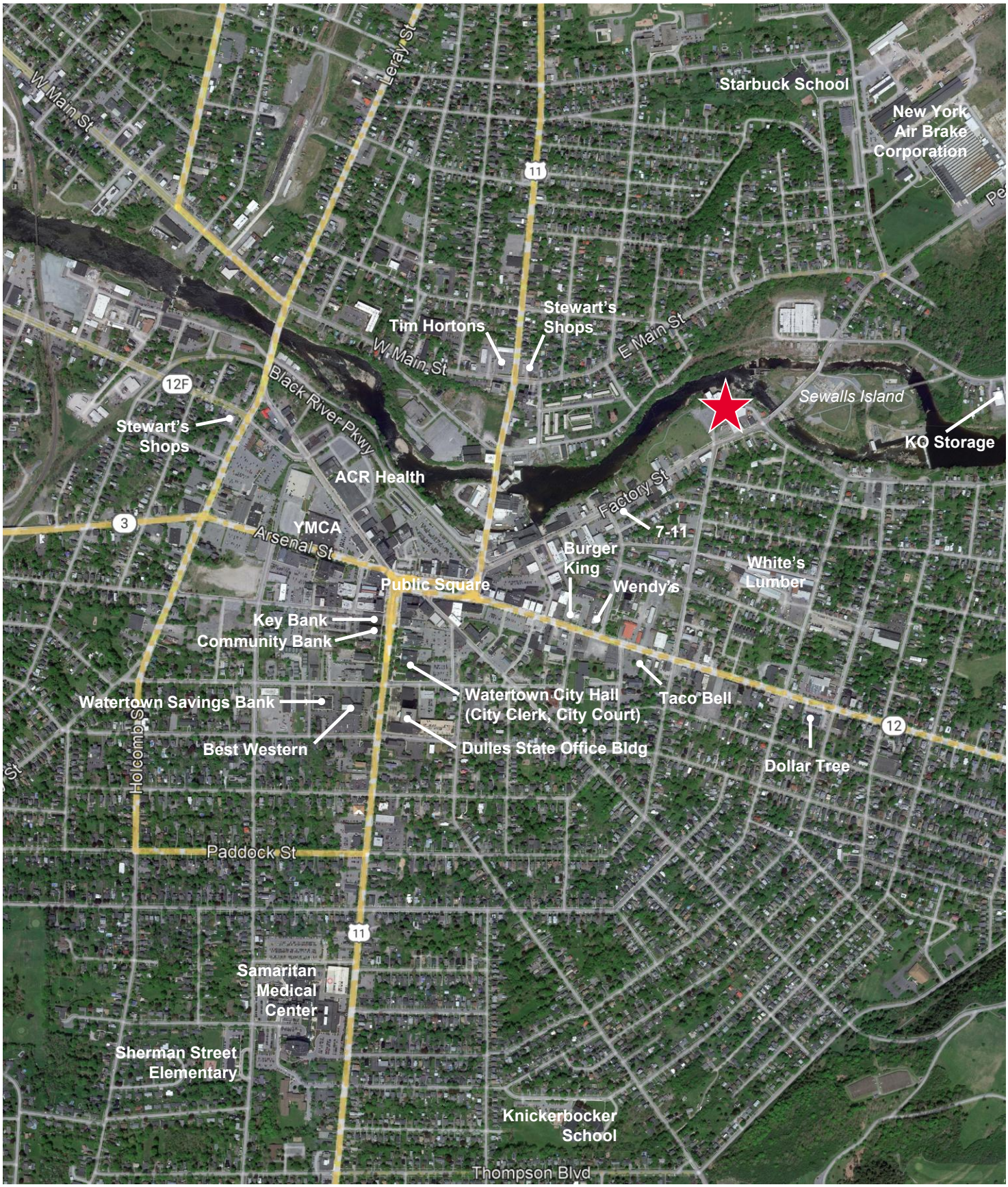




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