

FOR SALE OR LEASE

3610 Route 31, Clay, New York



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PROPERTY HIGHLIGHTS

This premium location is situated at the corner of Routes 31 and 57. Heavy traffic controlled intersection with high visibility. Income producing property.

KEY FEATURES

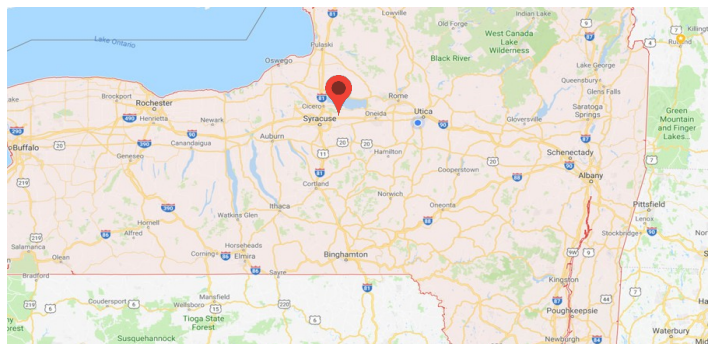
- ❑ Located on Corner of Routes 31 & 57
- ❑ High Traffic & Visibility
- ❑ AADT = 25,000



Dominic Pavia, President
Licensed Real Estate Broker
315.736.1555 x300
dpavia@PaviaRealEstate.com



Carole L. Iseneker
Licensed Real Estate Salesperson
315.736.1555 x 305
carole@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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Demographics	3 Miles	5 miles	10 Miles
Population	28,988	70,555	230,458
Households	11,216	28,619	94,552
Avg. HH Income	\$101,281	\$86,948	\$75,105
Daytime Population	23,001	56,971	211,597



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Address:	3610 State Route 31	Cross Street:	Oswego Rd. / Route 57
City:	Clay	Roof Type:	TBD
State:	New York	Zoning:	COM-1
Zip:	13027	FMV/Total Assessment:	\$591,449.00/ \$500,000.00
County:	Onondaga	RE Taxes:	TBD
Tax ID:	052.-02-11.6	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Partially Occupied
Lease Price:	TBD	No. of Floors:	1
Sale Price:	\$ 1,675,000.00	Bldg. Total SF:	3,840 +/-
Year Built:	2005	Available SF:	3,840 +/-
Parking Spaces:	50 +/-	Retail:	3,840 +/-
Land Size/Dimensions:	1.51 +/- Acres	Office:	N/A
Electricity/Amps:	At Site	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	N/A	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	N/A	Traffic Count:	25,000
Water:	Public	Sewer:	Public



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