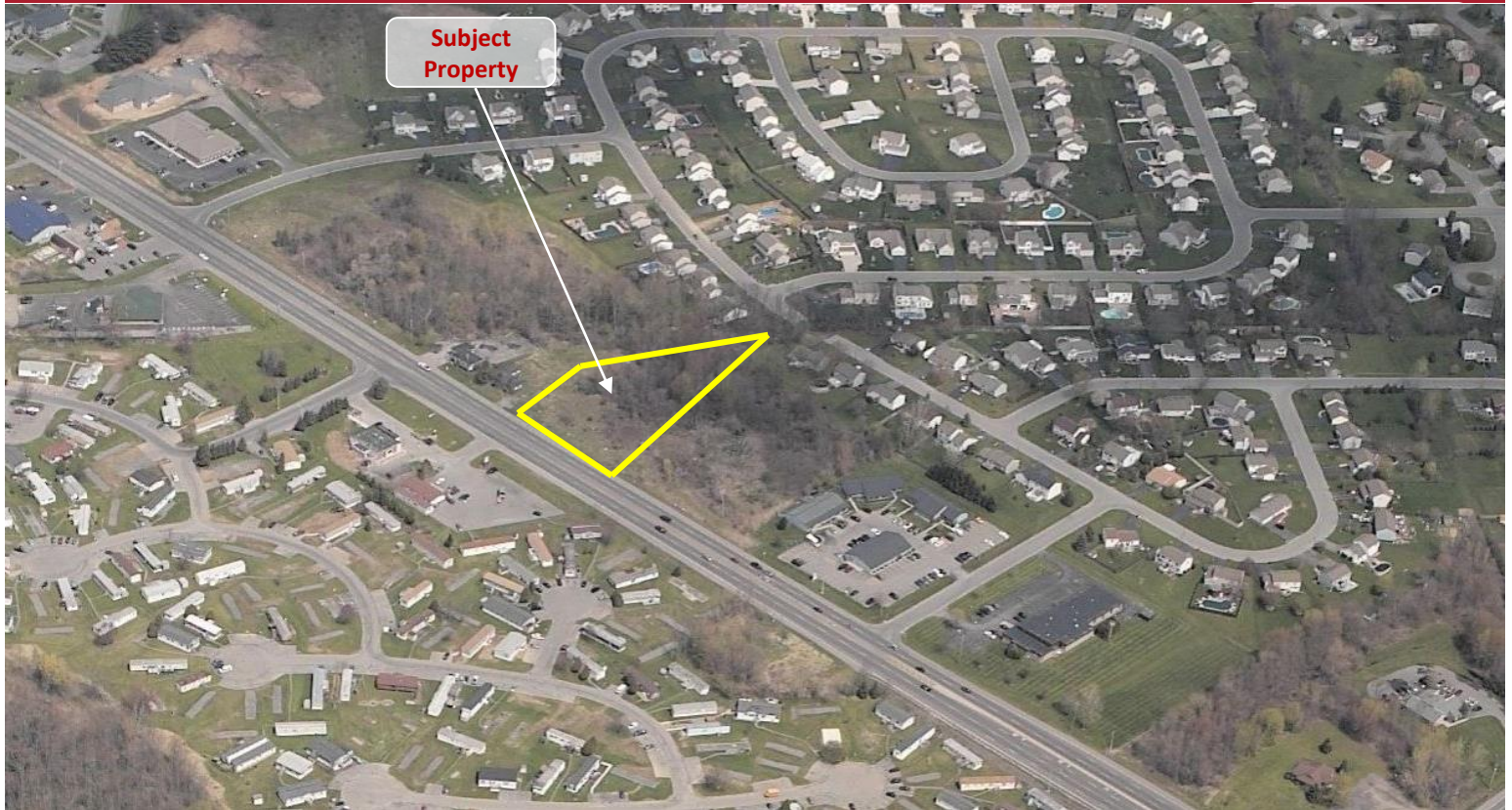


# FOR SALE OR LEASE

8180 Oswego Road (Rt. 57), Clay, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

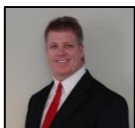


## PROPERTY HIGHLIGHTS

2.18 +/- acres development site available with high traffic and visibility.

## KEY FEATURES

- Busy retail corridor



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COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

|                              |                          |                            |                                |
|------------------------------|--------------------------|----------------------------|--------------------------------|
| <b>Address:</b>              | <b>8180 Oswego Road</b>  | <b>Cross Street:</b>       | <b>Soule Road</b>              |
| <b>City:</b>                 | <b>Clay</b>              | <b>Roof Type:</b>          | <b>N/A</b>                     |
| <b>State:</b>                | <b>New York</b>          | <b>Zoning:</b>             | <b>Neighborhood Commercial</b> |
| <b>Zip:</b>                  | <b>13041</b>             | <b>Total Assessment:</b>   | <b>\$2,500.00</b>              |
| <b>County:</b>               | <b>Onondaga</b>          | <b>RE Taxes:</b>           | <b>TBD</b>                     |
| <b>Tax ID:</b>               | <b>067.-01-03.1</b>      | <b>CAM:</b>                | <b>TBD</b>                     |
| <b>Lease Type:</b>           | <b>NNN</b>               | <b>Space is Currently:</b> | <b>Vacant Land</b>             |
| <b>Lease Price:</b>          | <b>Negotiable</b>        | <b>No. of Floors:</b>      | <b>N/A</b>                     |
| <b>Sale Price:</b>           | <b>\$199,000.00</b>      | <b>Bldg. Total SF:</b>     | <b>N/A</b>                     |
| <b>Year Built:</b>           | <b>N/A</b>               | <b>Available SF:</b>       | <b>N/A</b>                     |
| <b>Parking Spaces:</b>       | <b>N/A</b>               | <b>Retail:</b>             | <b>N/A</b>                     |
| <b>Land Size/Dimensions:</b> | <b>2.18 +/-</b>          | <b>Office:</b>             | <b>N/A</b>                     |
| <b>Electricity/Amps:</b>     | <b>Available at Road</b> | <b>Warehouse:</b>          | <b>N/A</b>                     |
| <b>Gas Type:</b>             | <b>Natural Gas</b>       | <b>Other:</b>              | <b>N/A</b>                     |
| <b>HVAC:</b>                 | <b>N/A</b>               | <b>Loading Facilities:</b> | <b>N/A</b>                     |
| <b>Elevator:</b>             | <b>N/A</b>               | <b>Ceiling Height:</b>     | <b>N/A</b>                     |
| <b>Sprinkler:</b>            | <b>N/A</b>               | <b>Traffic Count:</b>      | <b>29,167</b>                  |
| <b>Water:</b>                | <b>Public</b>            | <b>Sewer:</b>              | <b>Public</b>                  |



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