

FOR SALE OR LEASE

21291 Route 12F, Watertown, New York



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



PROPERTY HIGHLIGHTS

2.26 +/- acre Re-development site on NYS Route 12F at Route. 81, Exit 46. Signalized intersection.

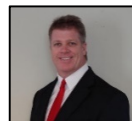
KEY FEATURES

- ☐ 2.26 +/- Acre Site Available
- ☐ High Traffic
- ☐ Signalized Intersection
- ☐ Great Visibility

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5 Oxford Road
New Hartford, New York 13413

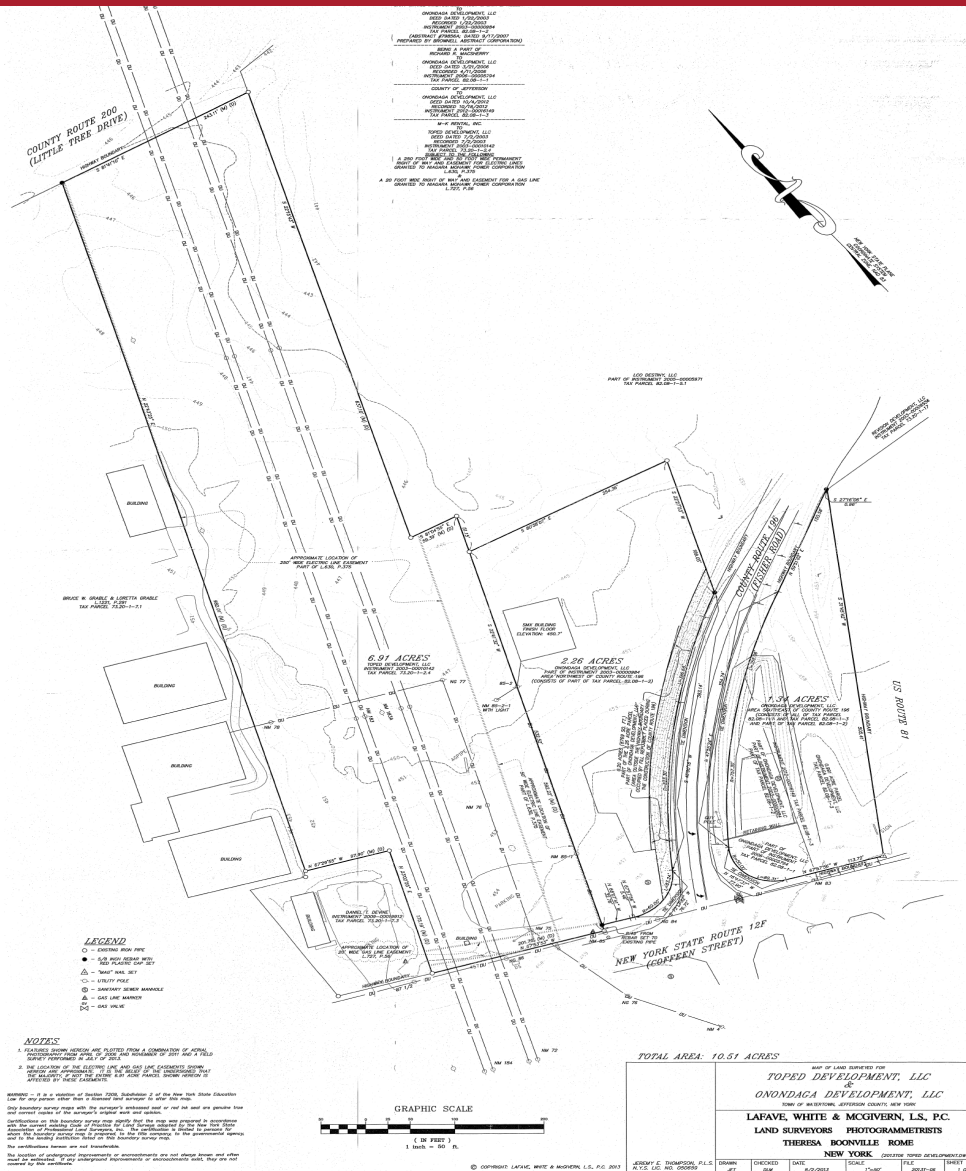
151 Northern Concourse
Syracuse, New York 13221

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	27,056	37,147	71,604
Households	11,273	15,010	26,541
Average HH Income	\$61,394	\$62,590	\$64,051
Daytime Population	40,504	50,232	82,095



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Address:	Route 12F 21291	Cross Street:	Fisher & Salmon Run M Rd.
City:	Watertown	Roof Type:	Metal
State:	New York	Zoning:	TBD
Zip:	13601	FMV/Total Assessment:	TBD
County:	Jefferson	RE Taxes:	TBD
Tax ID:	82.08-1-2	CAM:	Tenant/Buyer
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	Negotiable	No. of Floors:	1
Sale Price:	\$ 1,100,000.00	Bldg. Total SF:	4,672 +/-
Year Built:	N/A	Available SF:	4,672 +/-
Parking Spaces:	N/A	Retail:	N/A
Land Size/Dimensions:	2.26 +/- Acres	Office:	N/A
Electricity/Amps:	Yes	Warehouse:	N/A
Gas Type:	N/A	Other:	N/A
HVAC:	N/A	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	13,544
Water:	Public	Sewer:	Public



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