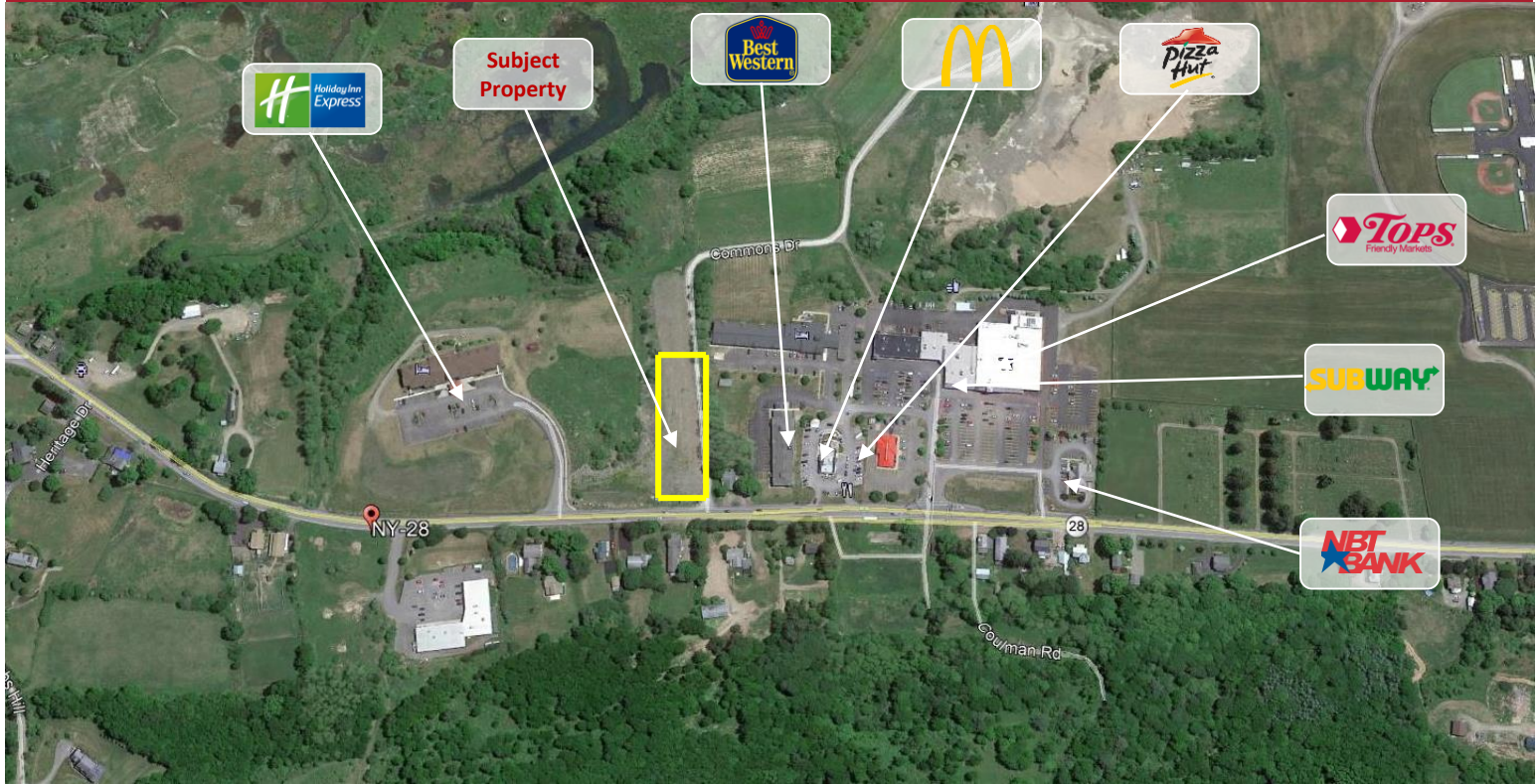


FOR SALE OR LEASE

Route 28, Hartwick, New York



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PROPERTY HIGHLIGHTS

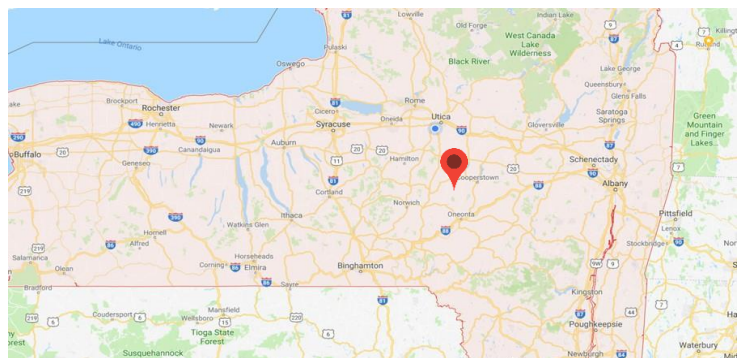
Development land located between the Holiday Inn Express and Best Western Hotels and in close proximity to the Cooperstown Fun and Dream Parks. 40'x170' Access and easement lease for rear parcel access.

KEY FEATURES

- ❑ 2 +/- Acres Available
- ❑ Re-development Site
- ❑ Close proximity to Cooperstown Fun and Dreams Parks



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Address:	State Highway 28	Cross Street:	Commons Drive
City:	Hartwick/Cooperstown	Roof Type:	N/A
State:	New York	Zoning:	Site Planning Review
Zip:	13326	Total Assessment:	TBD
County:	Ostego	RE Taxes	TBD
Tax ID:	162.00-1-53.01	CAM:	TBD
Lease Type:	NNN	Space is Currently:	N/A
Lease Price:	\$ 20,000.00/Acre	No. of Floors:	N/A
Sale Price:	\$ 199,000.00	Bldg. Total SF:	N/A
Year Built:	N/A	Available SF:	N/A
Parking Spaces:	N/A	Retail:	N/A
Land Size/Dimensions:	2.00 +/- Acres	Office:	N/A
Electricity/Amps:	On Route 28	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:	N/A	Traffic Count:	10,213
Water:	Well Required	Sewer:	Septic Required



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