

FOR SALE OR LEASE

995 Route 12, Sangerfield, New York



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PROPERTY HIGHLIGHTS

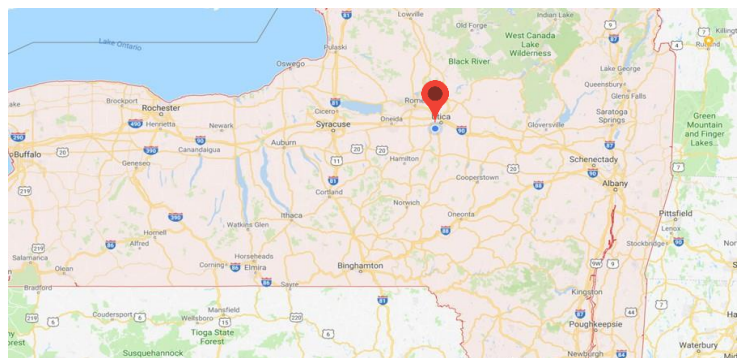
6,068 +/- SF commercial building offering space with basement for extra storage, on-site parking lot with 36 +/- parking spaces. The parcel is approximately 6.40 acres and offers great expansion possibilities. The building is currently vacant and available for immediate occupancy.

KEY FEATURES

- ❑ 36 +/- Parking Spaces
- ❑ Office Space with Storage
- ❑ Expansion Possibilities



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

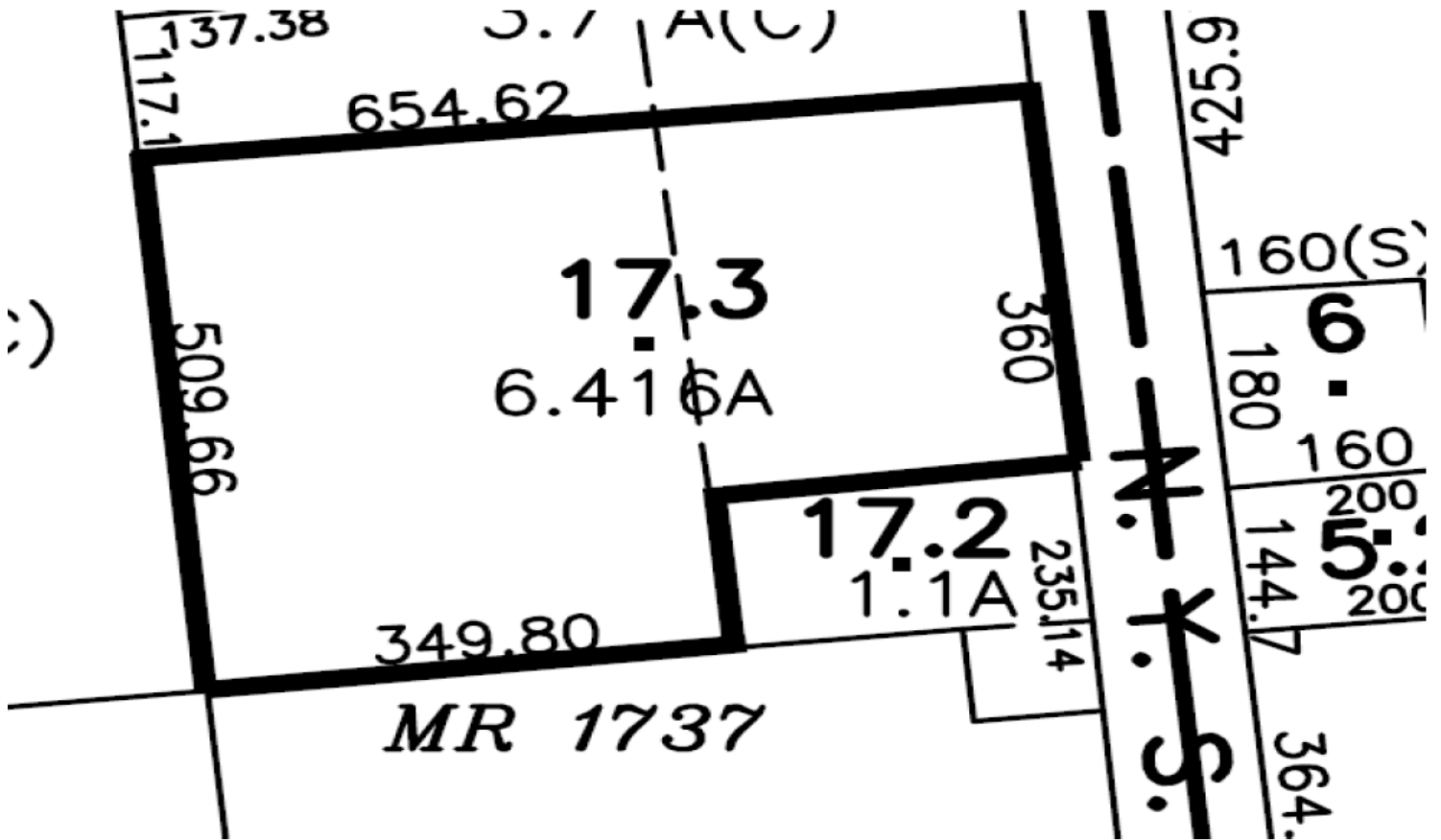
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Demographics	3 Miles	5 miles	10 Miles
Population	2,774	5,097	29,520
Households	1,087	2,006	11,328
Avg. HH Income	\$69,132	\$70,615	\$80,295
Daytime Population	2,483	4,110	21,979



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Address:	995 Route 12	Cross Street:	Route 20
City:	Sangerfield	Roof Type:	Asphalt/Metal
State:	New York	Zoning:	Office
Zip:	13455	FMV/Total Assessment:	\$ 386,000.00
County:	Oneida	RE Taxes:	\$ 18,500.00 +/-
Tax ID:	398.000-117.3	CAM:	Tenant/Buyer
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	\$6.00 SF	No. of Floors:	1
Sale Price:	\$ 399,000.000	Bldg. Total SF:	6,068 +/- SF
Year Built:	1995	Available SF:	6,068 +/- SF
Parking Spaces:	37 +/-	Retail:	N/A
Land Size/Dimensions:	6.40 +/- Acres	Office:	6,068 +/- SF
Electricity/Amps:	Single Phase	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	GFA	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	2,580
Water:	Well	Sewer:	Septic



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