

# FOR SALE

Corner of Malby Ave. & St. Regis Blvd., Massena, New York



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



Not Actual Photo

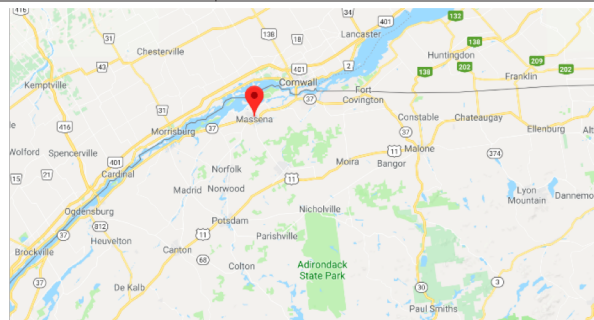
## PROPERTY DETAILS

A rare opportunity to acquire the fee simple interest with a 20 year ground lease for a soon to be constructed ALDI offered at a 5% CAP. ALDI US has more than 1,600 stores across 35 states and employs over 25,000 people. This location is on the corner of Malby Avenue and St. Regis Boulevard in Massena, New York.

## KEY DETAILS

- ❑ 20 Year Ground Lease Commencing
- ❑ \$85,000.00 Annually Absolute Net
- ❑ 1.25 +/- Acres with cross easements for additional parking
- ❑ Controlled Intersection
- ❑ Offering Price: \$1,700,000.00

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



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

# FOR SALE

Corner of Malby Ave. & St. Regis Blvd., Massena, New York



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



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	13,491	16,140	22,864
Households	5,522	6,588	9,539
Average HH Income	\$56,566	\$57,682	\$58,592
Daytime Population	14,214	16,673	23,051



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice