

FOR SALE

107 Winney Hill Road, Oneonta, New York



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



PROPERTY HIGHLIGHTS

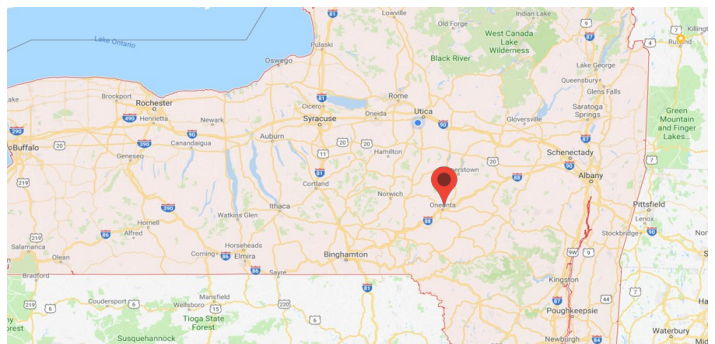
This neighborhood center is situated in Oneonta, New York which is the home of SUNY Oneonta and Hartwick College. This center is also situated within close proximity to Cooperstown All Star Baseball Village. With only 40% occupancy this center cash flows on existing tenancy.

KEY TENANTS

- ☐ Family Dollar
- ☐ Fastenal
- ☐ Hard Train Fitness
- ☐ Sauvage Distillery



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

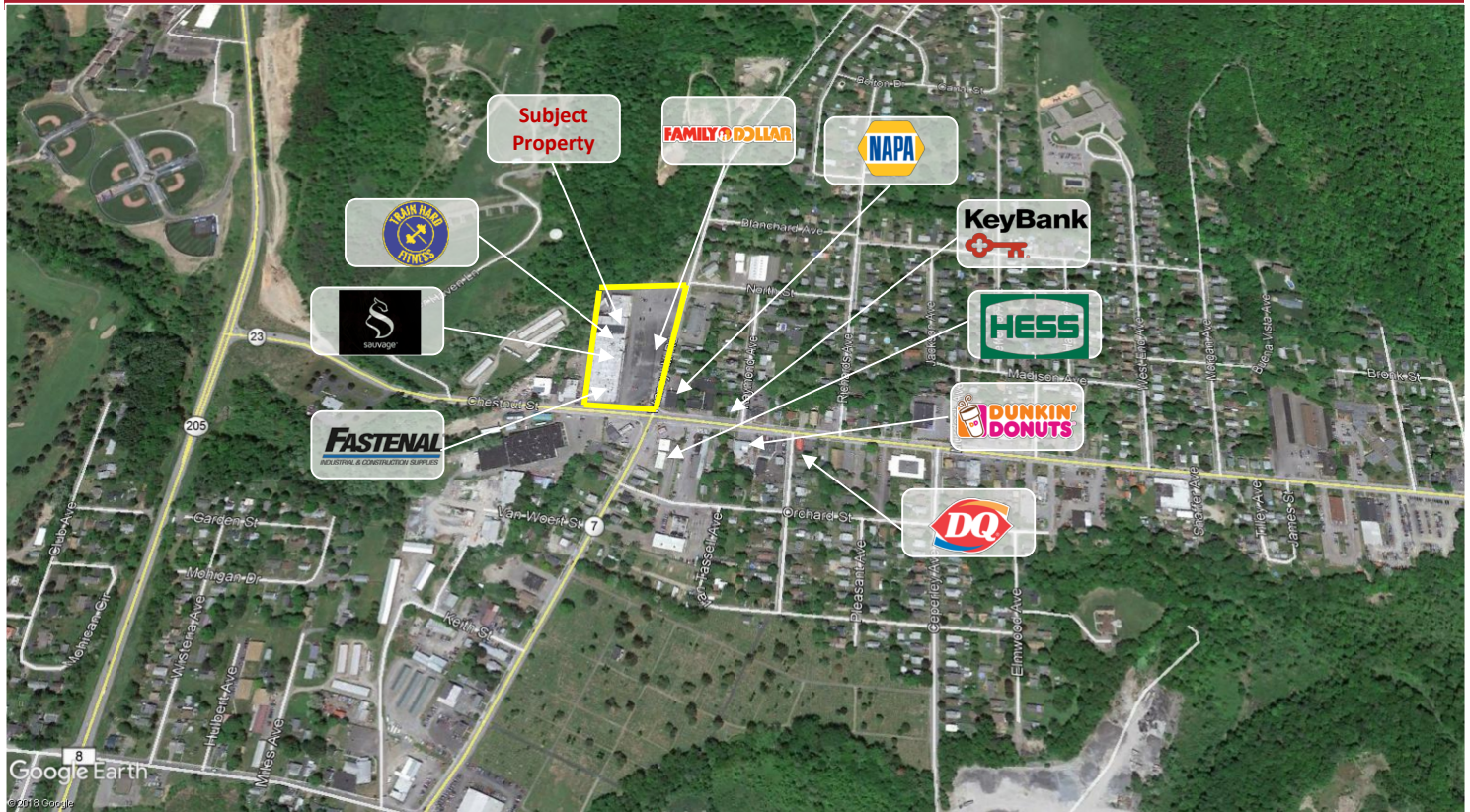
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Demographics	3 Miles	5 miles	10 Miles
Population	17,763	21,059	32,763
Households	5,587	7,281	12,230
Avg. HH Income	\$63,381	\$63,861	\$63,456
Daytime Population	21,842	25,253	34,224



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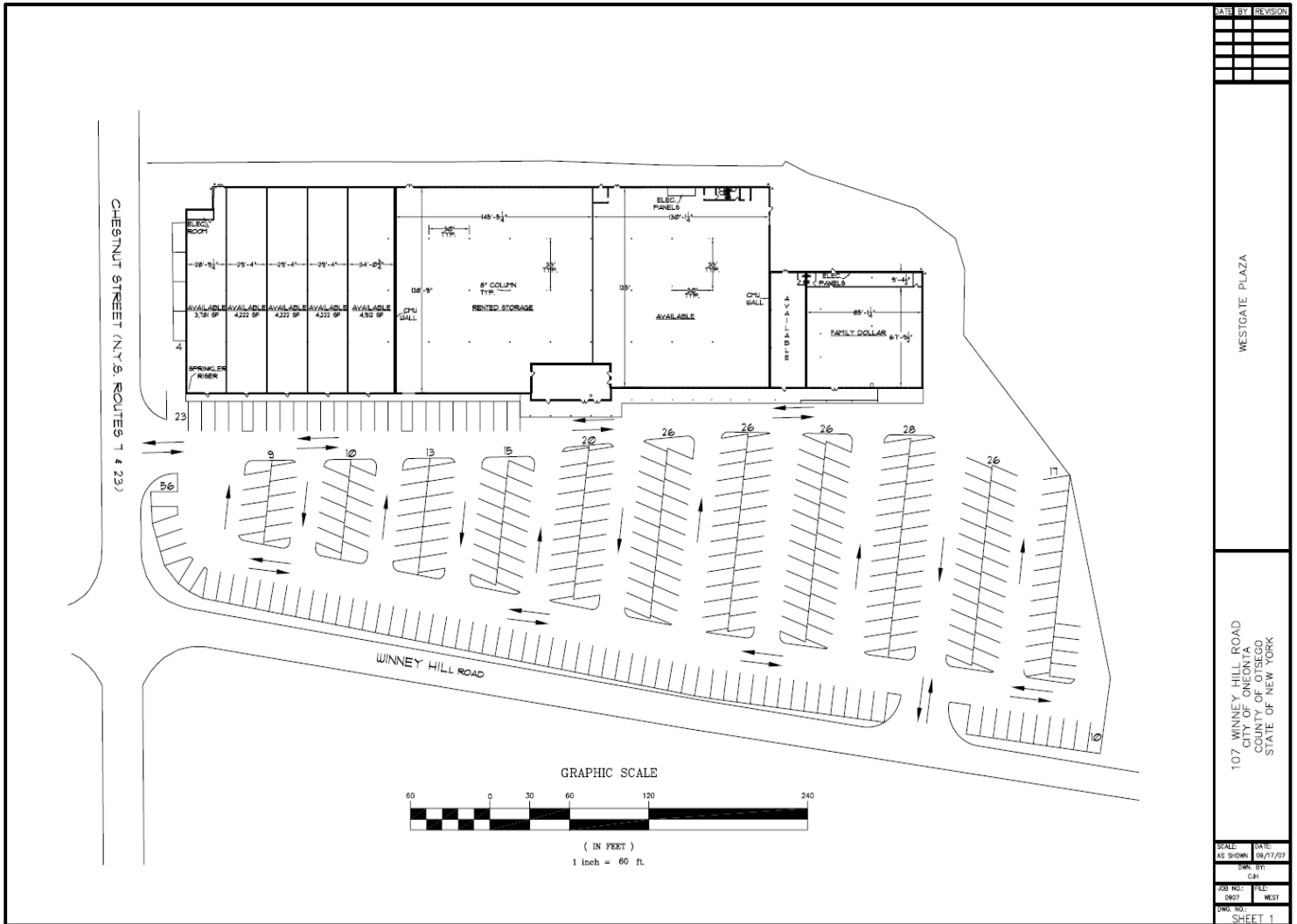
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Site Plan



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About the Area

Oneonta, NY, is a vibrant and friendly upstate community, proud of its diversity, academia, economic stability, and natural beauty. With a population of approximately 14,000, one of our finest attributes is the small-town atmosphere. Residents and visitors alike are attracted to Oneonta because of its reputation as a family-oriented community.

Oneonta is situated just south of Cooperstown in the Susquehanna Valley, is known as the "City of the Hills," and is a stand-alone eclectic community with diverse offerings in the arts, outdoor recreation, history and more.

*An emerging arts mecca of sorts, downtown Oneonta features four concert venues, including the Oneonta Theatre and Foothills Performing Arts and Civic Center, in addition to a number of small galleries and artisan shops. And with a variety of seasonal events and Main Street attractions, Oneonta makes for a destination that will provide fun for the whole family. Add the presence of students and faculty from **Hartwick College** and **SUNY Oneonta** to the mix – making Oneonta the quintessential college town – and you'll discover another dimension to its small-city excitement.*



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Address:	107 Westgate Plaza	Cross Street:	Chestnut Street
City:	Oneonta	Roof Type:	Rubber
State:	New York	Zoning:	Commercial
Zip:	13820	Total Assessment:	TBD
County:	Otsego	RE Taxes & CAM:	\$ 2.00 SF
Tax ID:	TBD	CAM:	See Above
Lease Type:	N/A	Space is Currently:	Partially Occupied
Lease Price:	N/A	No. of Floors:	1
Sale Price:	\$1,500,000.00	Bldg. Total SF:	71,952 +/-
Year Built:	1960	Available SF:	3,400-37,500 +/-
Parking Spaces:	280 +/-	Retail:	3,400-37,500 +/-
Land Size/Dimensions:	TBD	Office:	3,400-37,500 +/-
Electricity/Amps:	TBD	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	TBD
Water:	Public	Sewer:	Public



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