

# FOR SALE

Route 202 , Watertown, New York



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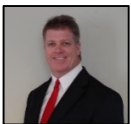


## PROPERTY HIGHLIGHTS

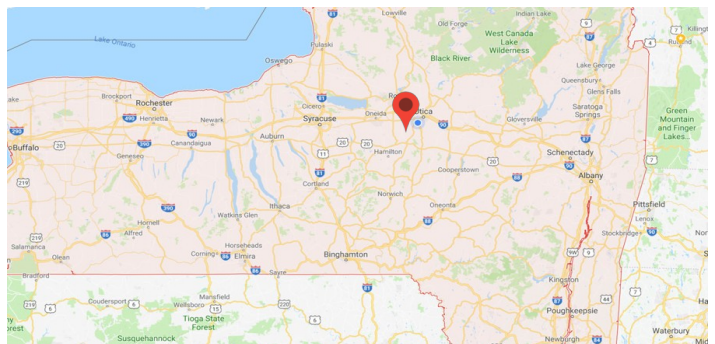
8 +/- acres of development land for sale in busy retail corridor. Adjacent to Sam's Club and Walmart. High Traffic & Visibility. Easy access to major roads and highways. Close proximity to Salmon Run Mall.

## KEY FEATURES

- 8 +/- Acres
- Development Opportunity
- High Traffic & 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 Miles	5 miles	10 Miles
Population	29,038	36,664	72,700
Households	12,213	14,971	27,108
Avg. HH Income	\$57,954	\$60,398	\$61,329
Daytime Population	44,433	50,690	83,636



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Address:	Route 202	Cross Street:	Route 3
City:	Watertown	Roof Type:	N/A
State:	NY	Zoning:	Neighborhood Commercial
Zip:	13601	FMV/Total Assessment:	\$203,126/\$130,000
County:	Jefferson	RE Taxes:	\$3,932.16
Tax ID:	82.11-1-35.225	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Vacant land
Lease Price:	N/A	No. of Floors:	N/A
Sale Price:	\$900,000	Bldg. Total SF:	N/A
Year Built:	N/A	Available SF:	N/A
Parking Spaces:	N/A	Retail:	Yes
Land Size/Dimensions:	600' x 600' +/-	Office:	N/A
Electricity/Amps:	Available at road	Warehouse:	N/A
Gas Type:	Available at road	Other:	N/A
HVAC:	No	Loading Facilities:	N/A
Elevator:	No	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	6,180
Water:	Available at road	Sewer:	Available at road



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