

# FOR SALE | MULTI-USE BUILDING

8448 Seneca Turnpike, New Hartford, New York



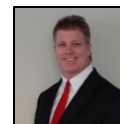
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## PROPERTY HIGHLIGHTS

- ◆ Multi-use 10,540 ± SF building
- ◆ Situated on 1 ± acres
- ◆ Adjacent to Aldi's & Jay-K Lumber
- ◆ Signalized access on Seneca Turnpike
- ◆ 14'-20' ± ceilings & four 14' ± overhead doors
- ◆ Adjacent land available

**READY TO MAKE A DEAL? CLICK HERE NOW!**



**Patrick V. Agen**  
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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

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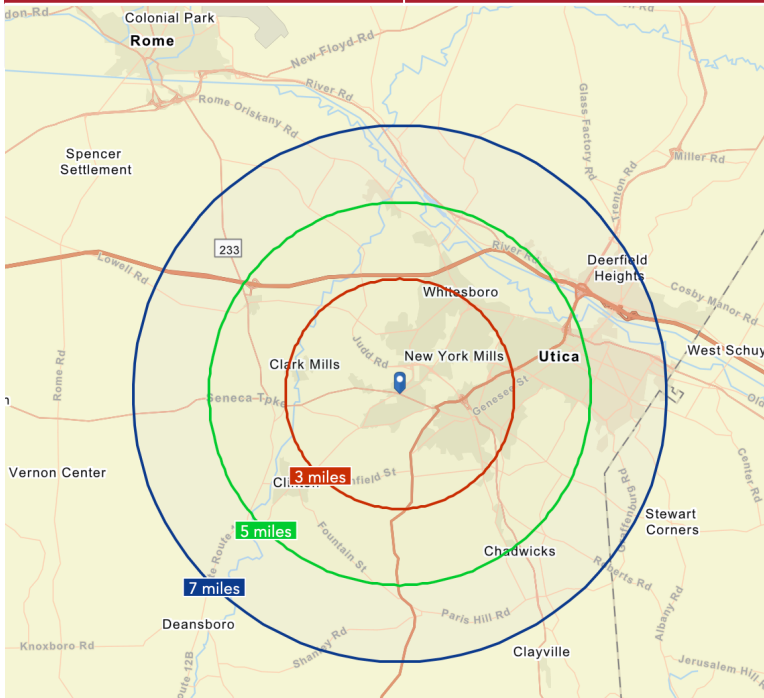


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## LATITUDE

## LONGITUDE



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	32,301	85,901	125,026
Households	13,855	35,135	48,879
Median HH Income	\$61,334	\$51,179	\$50,653
Daytime Population	41,855	98,506	139,790
Businesses	1,493	3,366	4,468
Employees	25,752	53,879	74,783

SOURCE: ESRI Report 2/21/2020

## TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	29,990 AADT



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## PROPERTY OVERVIEW

Legal Address:	8448 Seneca Turnpike New Hartford, NY 13413 Oneida County
Nearest Cross Street:	Commercial Drive
Tax Parcel ID:	328.011-1-21
Proximity to Highway:	1 ± mile to NYS Rt. 840
Public Transportation Access:	Yes
Parcel Size / Frontage	1 ± acre / 204 x 216'
Parking Spaces	TBD
Year Built/ Last Renovated	1960
Total Building Area:	10,416 ± SF (124' x 85')
Available Space:	10,416 ± SF
HVAC:	No
Sprinkler System:	No
Utilities:	Public
Signage:	Pylon
Ceiling Height:	14' and 20' ±
Loading Facilities:	At grade ( 4'-14' OH doors)
Zoning:	Retail Business 1
Sale Price:	\$ 349,000.00
Lease Rate:	TBD
Lease Type:	NNN
CAM/INS/RE TAX	TBD



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