

# FOR SALE | RETAIL OR RE-DEVELOPMENT

6-8 West Clark Street & 43-45 Central Ave, Ilion, New York



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



## PROPERTY HIGHLIGHTS

Available Space: 1,140  $\pm$  SF

Parcel Size: .20  $\pm$  acres

Parking Spaces: 12

Zoning: B-1 Retail Business District

Tax Parcel ID's: 119.36-2-49, 119.36-2-50 & 120.29-2-63

Sale Price: ~~\$275,000.00~~ **PRICE REDUCED! NOW \$249,900.00**

Taxes: TBD

**Comments:** .20  $\pm$  acre hard corner site at signalized intersection available for sale. Currently home to a 1,140 SF Spa. Nearby retailers include Walgreens, McDonalds, Kinney Drugs, and Dunkin Donuts. Property could potentially be utilized as a re-development.

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



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