



PAVIA REAL ESTATE SERVICES

Commercial Real Estate Sales – Leasing – Consulting – Development - Management

FOR SALE OR LEASE 995 Route 12, Sangerfield, NY



▪ **PROPERTY HIGHLIGHTS** ▪

6,068 +/- SF commercial building offering office space with basement for extra storage, on-site parking lot with 36 +/- parking spaces. The parcel is approximately 6.40 acres which offers great expansion possibilities. The building is currently vacant and available for immediate occupancy.

Contact: **John Jweid, Associate Broker**
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Pavia Real Estate Services | 5 Oxford Road | New Hartford, NY 13413 | www.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



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Address:	995 Route 12	Cross Street:	Route 20
City:	Sangerfield	Roof Type:	Asphalt/Metal
State:	New York	Zoning:	Office
Zip:	13455	Total Assessment:	\$ 386,000.00
County:	Oneida	RE Taxes:	\$ 18,500.00 +/-
Tax ID:	398.000-117.3	CAM:	N/A
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	\$ 6.00	No. of Floors:	1
Sale Price:	\$ 399,000.00	Bldg. Total SF:	6,068 +/-
Year Built:	1995	Available SF:	6,068 +/-
Parking Spaces:	37 +/-	Retail:	N/a
Land Size/Dimensions:	6.40 +/-	Office:	6,068 +/-
Electricity/Amps:	Single Phase	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	GFA	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	2,580
Water:	Well	Sewer:	Septic

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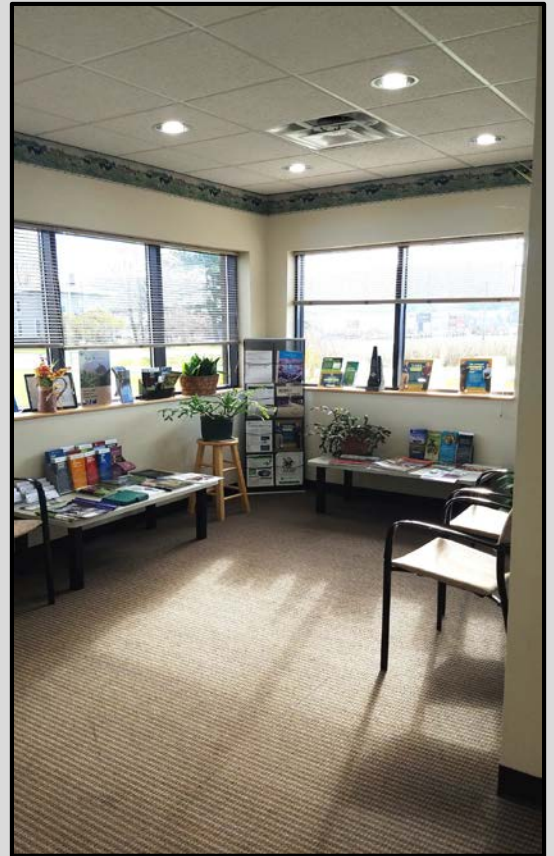
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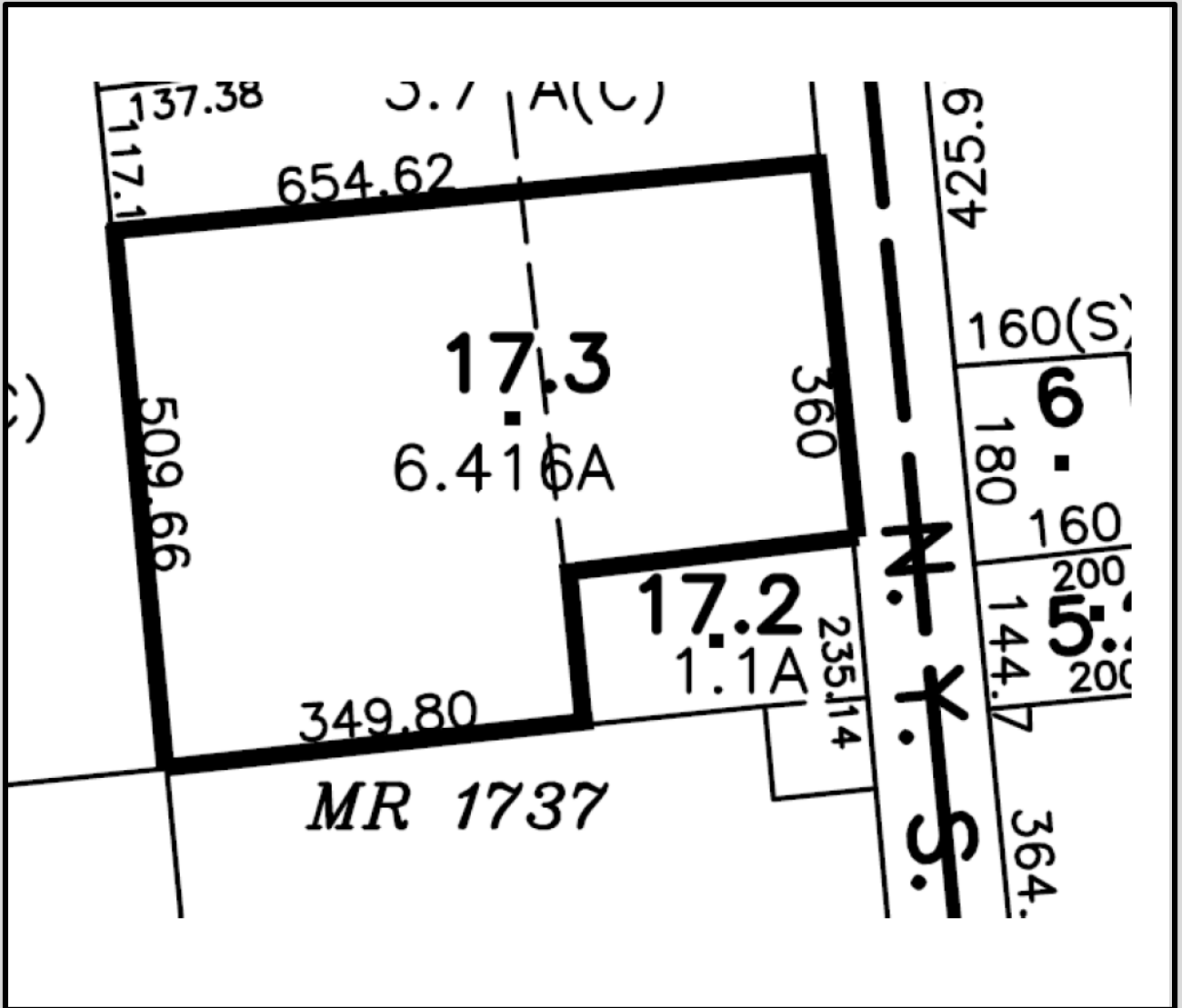
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Demographics	3 Mile	5 Mile	10 Mile
Population	2,810	5,138	9,910
Households	1,101	2,022	3,870
Average HH Income	\$65,615	\$67,110	\$68,167
Daytime Population	2,741	4,340	7,494

Location Map



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