

FOR SALE

2413 State Route 5, Schuylers, New York

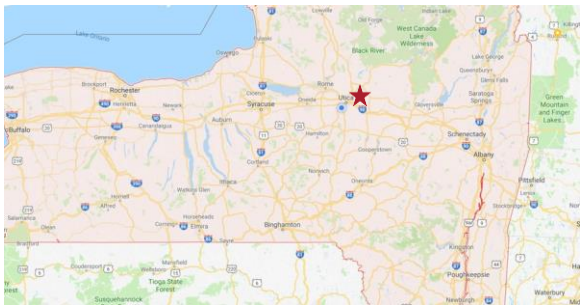


COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

FIELD OF DREAMS indoor sports arena available. Currently used for indoor soccer tournaments, batting and pitching cages, indoor softball and other sporting events.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------------|----------|----------|----------|
| Population | 8,479 | 43,787 | 147,350 |
| Households | 3,638 | 18,663 | 60,569 |
| Average HH Income | \$61,928 | \$53,214 | \$62,520 |
| Daytime Population | 9,151 | 52,413 | 159,359 |



Pavia Real Estate Services
5 Oxford Road | New Hartford, NY 13413

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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

FOR SALE

2413 State Route 5, Schuyler, New York



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| | | | |
|------------------------------|---------------------------|-----------------------------|-----------------------------------|
| Address: | 2413 State Route 5 | Cross Street: | Newport Road |
| City: | Schuyler | Roof Type: | Pitched |
| State: | New York | Zoning: | TBD |
| Zip: | 13502 | FMV/Assessment: | \$944,444.00/\$ 850,000.00 |
| County: | Herkimer | RE Taxes: | \$ 28,279.50 +/- |
| Tax ID: | 104.2-2-5.8 | CAM: | N/A |
| Lease Type: | N/A | Space is Currently: | Occupied |
| Lease Price: | N/A | No. of Floors: | 1 |
| Sale Price: | \$ 1,300,000.00 | Bldg. Total SF: | 45,120 +/- |
| Year Built: | 2008 | Available SF: | 45,120 +/- |
| Parking Spaces: | 50 +/- | Retail/Sports Arena: | 45,120 +/- |
| Land Size/Dimensions: | 7.70 +/- Acres | Office: | N/A |
| Electricity/Amps: | TBD | Warehouse: | N/A |
| Gas Type: | Natural Gas | Other: | N/A |
| HVAC: | Gas | Loading Facilities: | N/A |
| Elevator: | N/A | Ceiling Height: | TBD |
| Sprinkler: | No | Traffic Count: | N/A |
| Water: | Public | Sewer: | Public |



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