

FOR SALE

25625 Industrial Blvd., Pamela, New York (Investors Drive)



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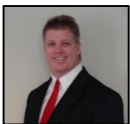


PROPERTY HIGHLIGHTS

Former Sonny's Garden Center, located .5 miles from Interstate Rt. 81 and 3 miles west of Fort Drum. 4,750 +/- SF retail store, 2,000 +/- SF apartment, and additional out buildings available. Great location for similar business or service business.

KEY FEATURES

- On-Site Parking
- Former Garden Center



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5 Oxford Road
New Hartford, New York 13413

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Syracuse, New York 13221

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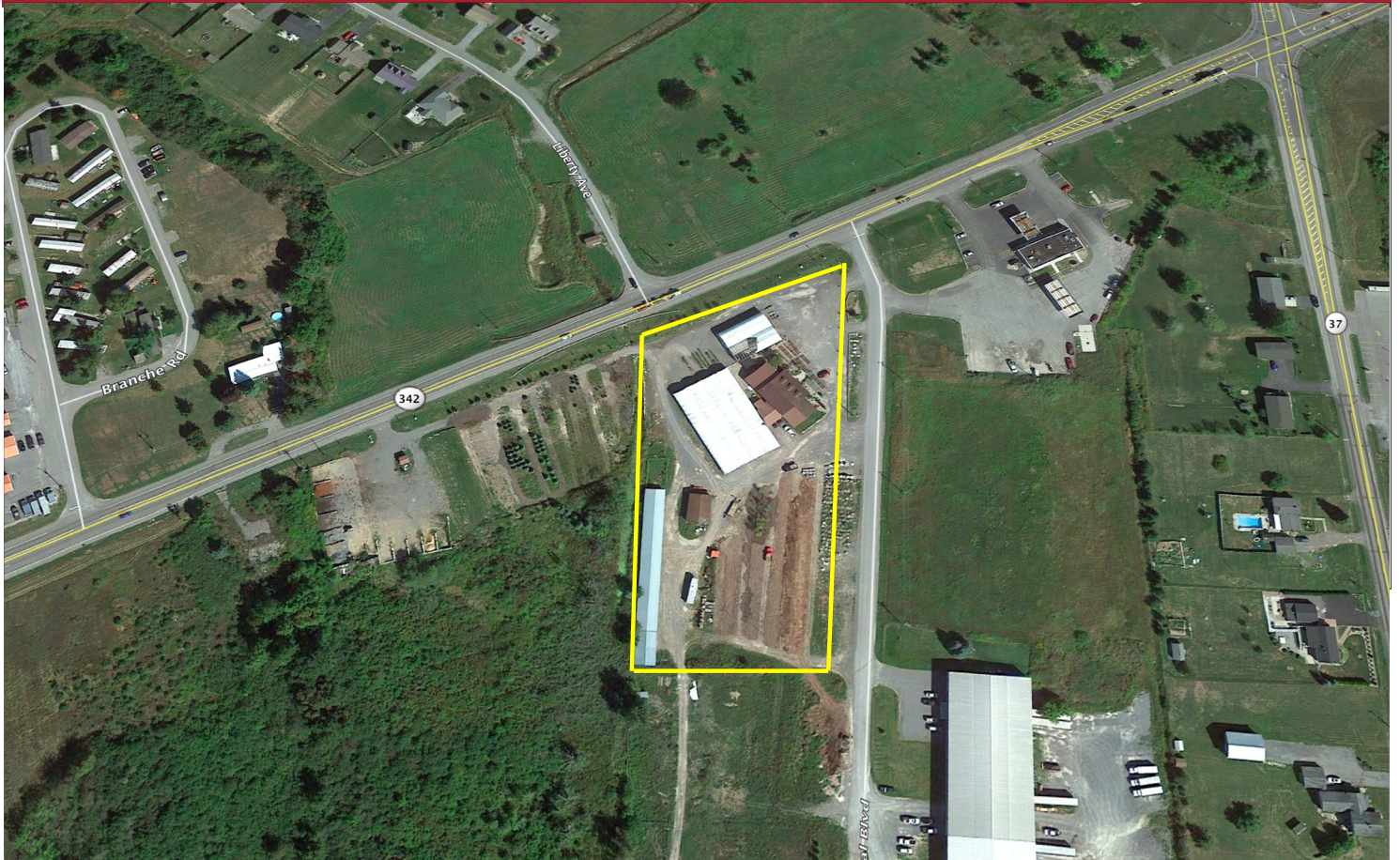
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Demographics	3 Miles	5 miles	10 Miles
Population	5,584	42,581	68,897
Households	2,130	16,135	24,526
Avg. HH Income	\$63,266	\$55,684	\$62,617
Daytime Population	5,934	55,891	79,548



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Address:	25625 Industrial Blvd.	Cross Street:	NYS Routes 81 & 37
City:	Pamelia	Roof Type:	Asphalt & Metal Pitched
State:	New York	Zoning:	Commercial
Zip:	13601	FMV/Total Assessment:	\$505,965.00/\$288,400.00
County:	Jefferson	RE Taxes:	\$11,098.50
Tax ID:	74.06-1-1.4	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Vacant
Lease Price:	N/A	No. of Floors:	2
Sale Price:	\$289,000.00	Bldg. Total SF:	4,750 +/-
Year Built:	1990	Available SF:	4,750 +/-
Parking Spaces:	TBD	Retail:	4,750 +/-
Land Size/Dimensions:	4 +/- Acres	Office:	N/A
Electricity/Amps:	3 Phase/400 amp	Warehouse:	N/A
Gas Type:	Natural	Other: Free Standing Garage	1, 200 +/-
HVAC:	No	Loading Facilities:	2-10' O/H Doors Ground Level
Elevator:	No	Ceiling Height:	8-10'
Sprinkler:	No	Traffic Count:	8,549 +/-
Water:	Public	Sewer:	Available



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