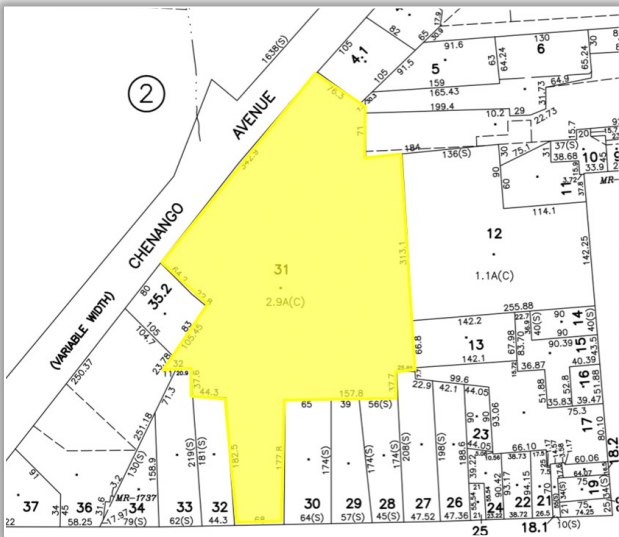


# FOR SALE | INVESTMENT OPPORTUNITY

34 Chenango Avenue, Clinton, New York



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



## PROPERTY HIGHLIGHTS

Building Size: 23,649 ± SF

Parcel Size: 2.90 ± acres

Parking Spaces: 100 ±

Tax Parcel ID: 337.018-2-31

Sale Price: \$1,450,000.00

**Comments:** Neighborhood center located across from Clinton Schools. The small college town setting is home to Hamilton College Co-tenancy with Dollar General and Bassett Health Care. Vacancy creates upside potential.

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



**Dominic Pavia, President**  
Licensed Real Estate Broker  
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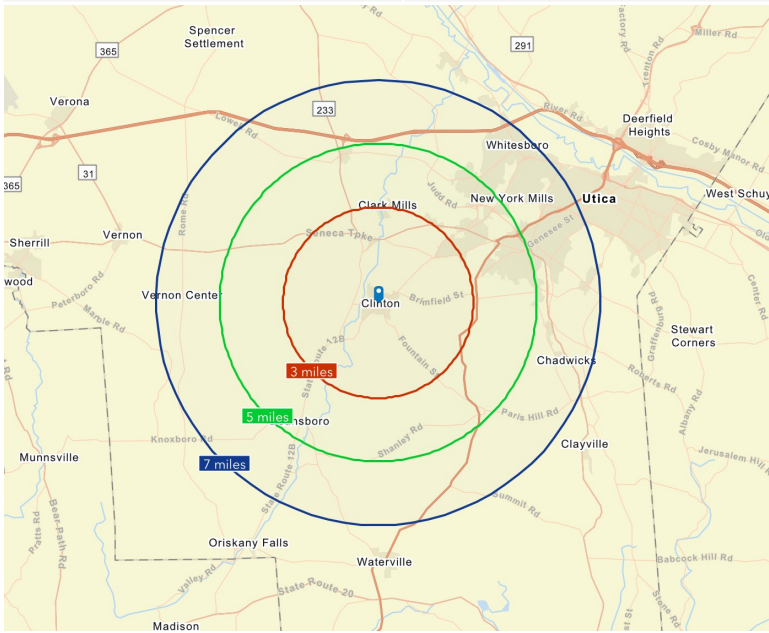
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## LATITUDE LONGITUDE

43.04922

-75.38016



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	11,438	26,234	63,474
Households	4,398	10,863	26,619
Median HH Income	\$71,167	\$75,829	\$68,107
Daytime Population	11,150	28,960	70,094
Businesses	382	1,159	2,450
Employees	4,419	16,823	39,238

SOURCE: ESRI Report 2/23/22

## TRAFFIC COUNTS

Roadway	Volume Count
College Street	4,830 AADT



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