

FOR SALE

**NW Corner of Highway 20 & Highway 12
Sangerfield, New York**



Approximate plot lines, subject to verification of survey

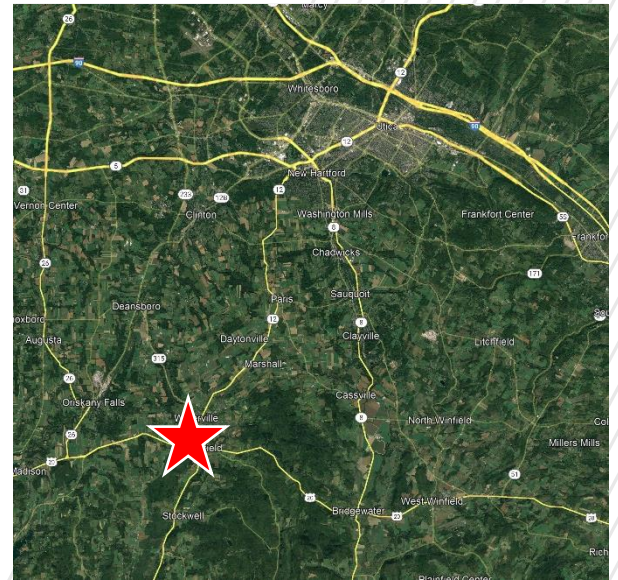
© All EagleView Technology

PROPERTY HIGHLIGHTS

Approximately 2.10 acres of vacant land with commercial zoning is available for sale on Route 12 in Sangerfield. Subject land is to be subdivided from the existing 4.69-acre parcel which is partially occupied by a convenience store. Sangerfield is approximately 15 miles south of the City of Utica at the intersection of Route 12 and Route 20

BUILDING SF	N/A
LAND SF	2.10± Acres
YEAR BUILT	N/A
PARKING	TBD
TRAFFIC COUNTS	4,216 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	572
3-MILE (POP.)	2,548
MED. INCOME	\$75,947
SPACE USE	TBD



JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

Nicholas Cignarale
Real Estate Salesperson
+1 315-617-2662
ncignarale@pyramidbrokerage.com

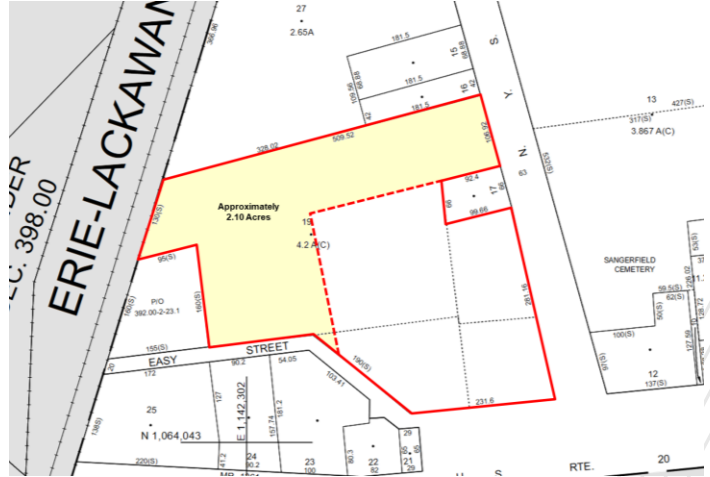


FOR SALE

NW Corner of Highway 20 & Highway 12 Sangerfield, New York

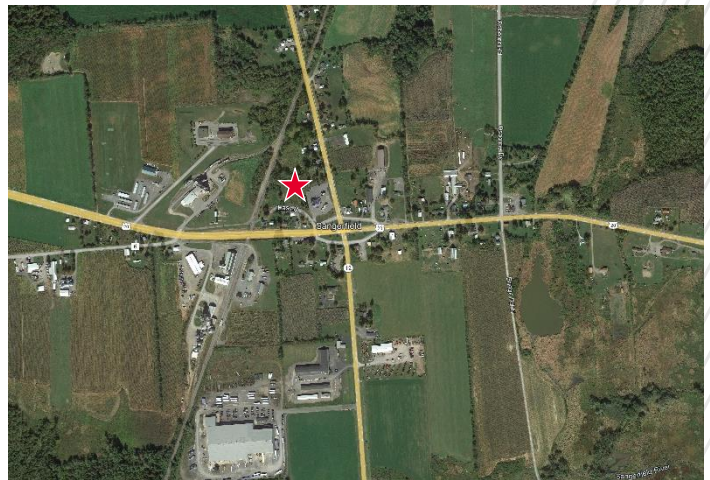
PERTINENT SITE INFO

Sangerfield is a small town in the southwest corner of Oneida County in Upstate New York. The rural community is surrounded by mostly farmland and forests and the businesses that support those industries. Major retailers are located in New Hartford, approximately 15 miles to the north. The neighboring Village of Waterville, which is less than two miles north of Sangerfield has very limited national/regional retailers being more in favor of smaller, locally owned businesses.



LEGAL INFORMATION

TAX PARCEL ID	Portion of 392.019-1-19
2024 RE TAXES	Subject to Re-Plat
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller’s Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller’s Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Manager
+1 314-384-8662
Jeff.scheidegger@cushwake.com

Nicholas Cignarale
Real Estate Salesperson
+1 315-617-2662
ncignarale@pyramidbrokerage.com