



FOR SALE

7337 OSWEGO ROAD

7337 Oswego Road, Liverpool, NY 13090

TOM LISCHAK, CCIM

315.430.0443

tom@c21bridgeway.com



**CENTURY 21
COMMERCIAL.**

Bridgeway Realty



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OFFERING SUMMARY

Sale Price: \$159,000

Lease Rate: \$1500/ Month

Lot Size: 0.67 Acres

Year Built: 1945

Building Size: 1,524 SF

Zoning: NC-1 Neighborhood
Commercial District

PROPERTY OVERVIEW

Unique opportunity to locate in a highly visible and easily accessible site. Available For Sale. The building is 1,524 Square Feet situated on a .68 acre parcel with 68' +/- of frontage on Route 57. Plenty of parking in the rear of the building. Landlord has done extensive renovations including a new poured foundation, a new furnace, hot water tank and more...

Ready for your final finishes. Building is ideal for many uses.

PROPERTY HIGHLIGHTS

- Location, Location, Location!
- Highly Visible Site
- Recent Major Renovations
- Frontage on Route 57
- Minutes to NYS Thruway Exit 38
- Paved Parking in Rear of Building
- Ideal For Many Uses
- Ready for Final Finishes

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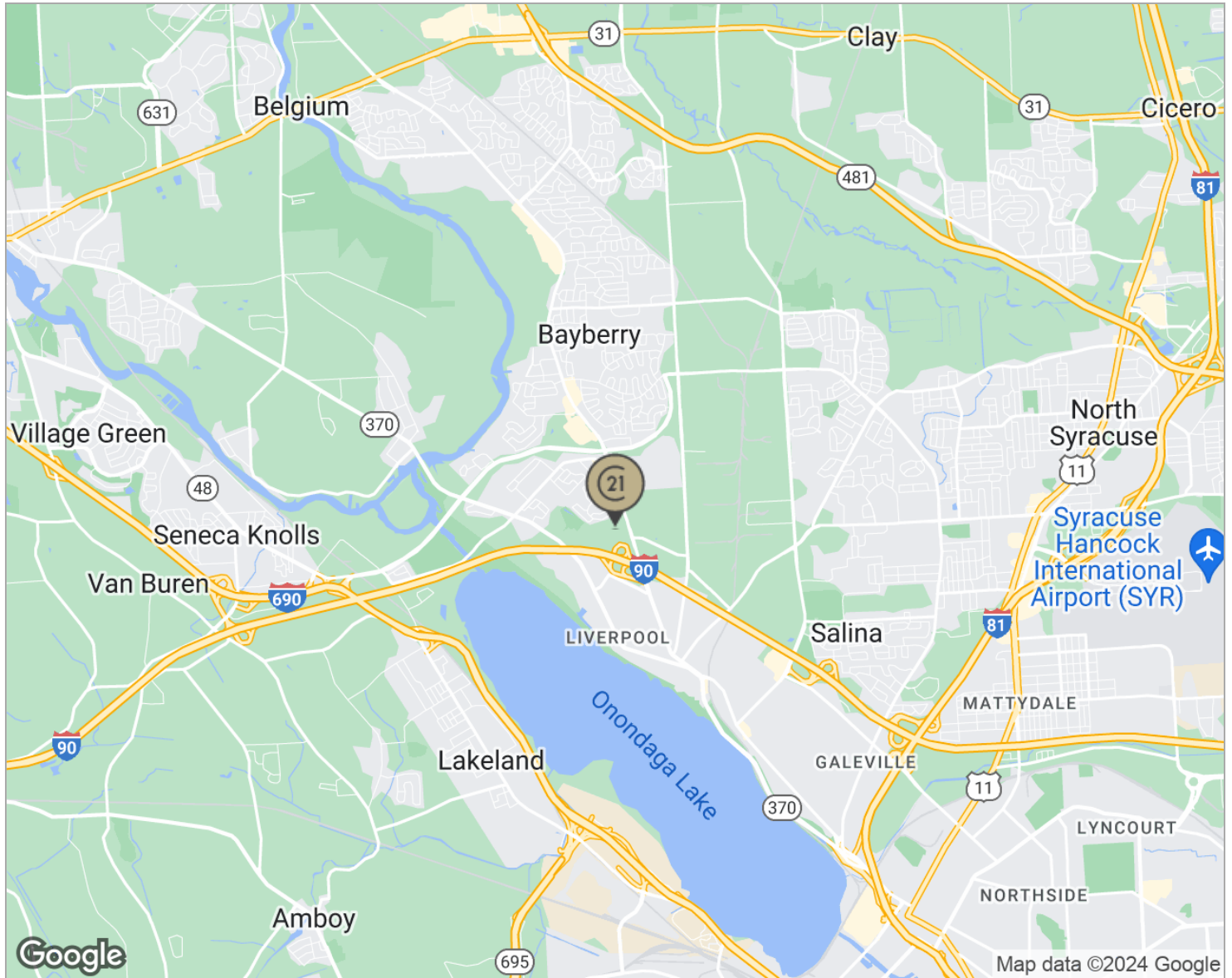
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Located on Route 57 north of the Village of Liverpool just past Exit 38 of the New York State Thruway. Easy access to major highways. Highly visible Location!

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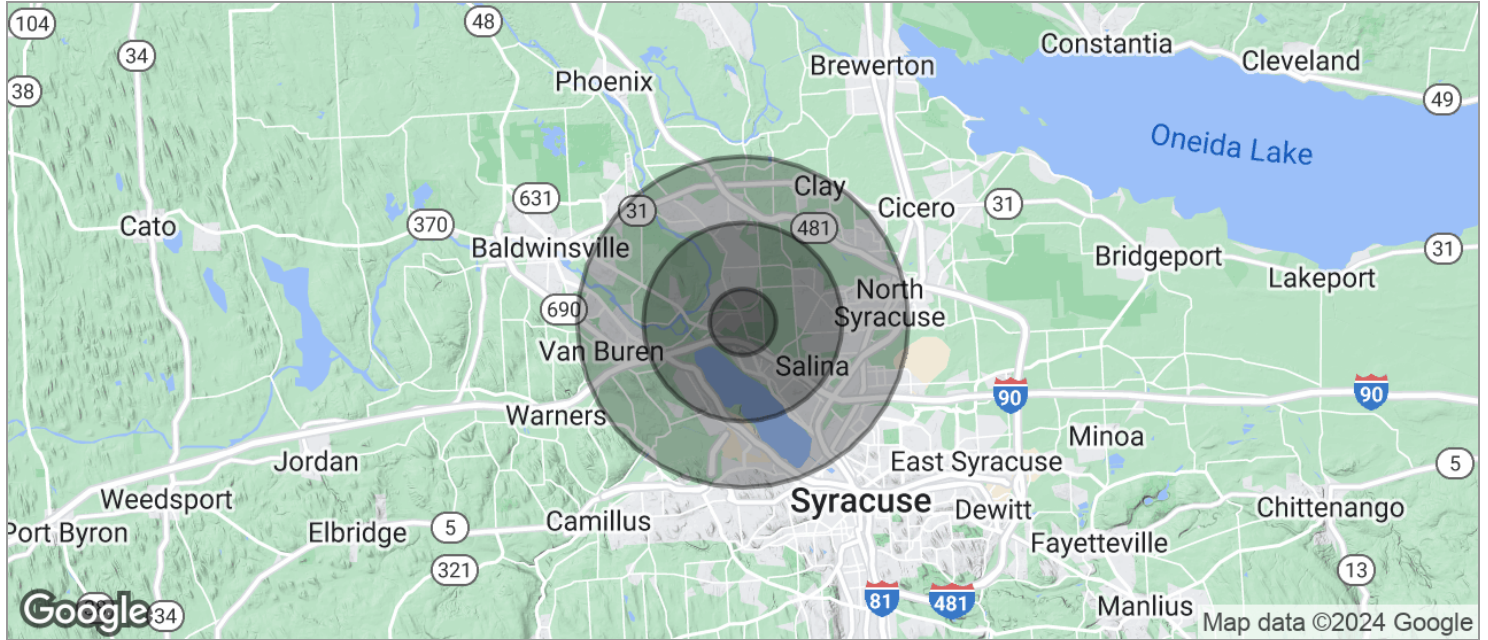
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,305	52,206	111,286
MEDIAN AGE	37.9	39.1	39.6
MEDIAN AGE (MALE)	36.5	37.5	38.1
MEDIAN AGE (FEMALE)	39.5	40.4	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,567	21,641	45,688
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$71,667	\$68,432	\$67,664
AVERAGE HOUSE VALUE	\$137,700	\$138,961	\$130,361

* Demographic data derived from 2020 ACS - US Census

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A. NC-1 Neighborhood Commercial District (based on C-2).

- (1) Intent. *It is the intent to maintain in NC-1 Districts the quality of environment that is usually found in areas of commercial use often located near residential neighborhoods. The intensity and scale of the uses, lots and structures are intended to be compatible to nearby residential areas. Compatibility of site development shall be enhanced by encouraging adequate provisions for landscaped open space, attractive architecture and other amenities.*
- (2) Uses allowed:
 - (a) Office of Planning and Development issuing a building permit: (reserved)
 - (b) Planning Board site plan approval:

[1] Retail use (less than 5,000 square feet).	[4] Bank/credit union.
[2] Personal service use.	[5] Medical office.
[3] Office building.	[6] Instructional facility.
	[7] Day-care center
 - (c) Planning Board special permit approval: (reserved)
 - (c) ZBA special permit approval and optional advisory referral to the Planning Board: (reserved)
 - (d) Town Board special permit approval and optional advisory referral to the Planning Board:

[1] Emergency vehicle station.	[4] Retail use (5,000 to 15,000 square feet).
[2] Hospital/clinic.	[5] Drive-in service.
[3] Nursing home/assisted-living facility.	[6] Secondary use.
- (3) Cross-reference to other commonly used regulations; see sections noted:

(a) Definitions:	see Article II.
(b) Accessory uses and structures:	see § 230-20A.
(c) Lot: structure dimensional exemptions:	see § 230-20B.
(d) Parking:	see § 230-21.
(e) Signs:	see § 230-22.
(f) Utility substation:	see § 230-27.
(g) Highway Overlay Zone:	see § 230-19.

(4) NC-1 lot and structure dimensional requirements.

(a) Lot.

[1]	Area, minimum:	40,000 square feet.
[2]	Width, minimum:	150 feet.
[3]	Depth, minimum (feet):	n/a.
[4]	Coverage, maximum building (%):	n/a.
[5]	Coverage, maximum total (%):	n/a.
[6]	Maximum gross floor area/lot:	15,000 square feet.

(b) Principal structure and attached accessory structures.

[1]	Front yard minimum:	50 feet.
[2]	Side yard minimum:	
	[a] One side:	25 feet.
	[b] Total both sides:	50 feet.
[3]	Rear yard minimum:	25 feet.
[4]	Maximum height:	30 feet.
[5]	Maximum number of floors:	two.
[6]	Maximum number of principal structures:	n/a.

(c) Accessory structures, detached.

[1]	Front yard minimum: 50 feet.
[2]	Side yard setback: 25 feet.
[3]	Rear yard setback: 25 feet.
[4]	Maximum height: 15 feet.

(5) NC-1 supplemental district design standards.

- (a) Perimeter landscape strip: 10 feet.
- (b) Additional setback where abutting residential district: 25 feet.
- (c) Lot and structure design, scale and materials: subject to site plan review; shall reflect and be consistent with the existing or planned character of the surrounding area.
- (d) Multiple buildings on one lot. More than one principal land use and/or principal structure is permitted in this district, subject, if applicable, to subdivision review and to site plan review for each lot development.