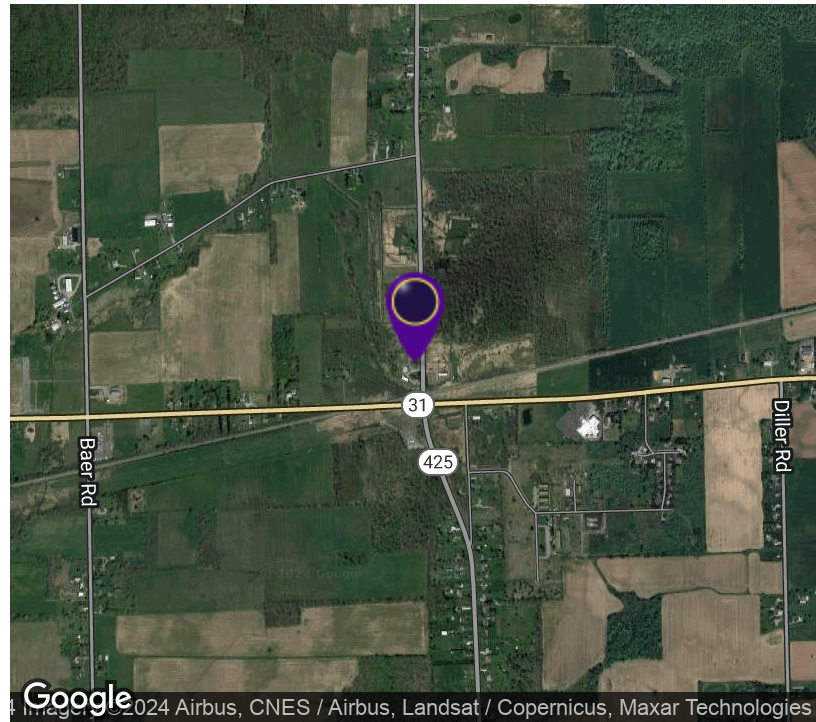


# 5 Buildings located on 9+/- Acres

5700 Shawnee Road, Sanborn, NY 14132



## OFFERING SUMMARY

|                |               |
|----------------|---------------|
| Sale Price:    | \$450,000     |
| Lot Size:      | 9.0 Acres     |
| Year Built:    | 1968          |
| Building Size: | 13,357 SF     |
| Zoning:        | B2 Commercial |
| Price / SF:    | \$33.69       |

## PROPERTY OVERVIEW

Excellent opportunity for any Investor/Owner to buy property in Sanborn, New York. This 9+/- acre property is located on the corner of Saunders settlement Road and Shawnee Road. On the property are five buildings each having their own specific purpose for the property. The largest building is 4,700+/- SF. with 20 foot ceiling heights. This open style warehouse has two overhead 16 foot drive-through doors making any storage or access with vehicles excessively easy. The space is equipped with electricity, water, gas and is heated. This building was built in 1986. The second building on the property was previously a commercial building, Scranton's Thruway Builder's, which is now a retail shop, currently known as C&T hockey equipment. This retail store is two floors plus a full basement which makes any business/ opportunity easy to convert into their own requirements. Storage on the second floor and basement with drive-in and one ton+/- crane. The other three buildings on site are empty shell garage/storage spaces which could easily be updated and leased and or utilized as additional storage for the owners use. Ample amount of land and green space to develop on the northern and western side of the property.



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5700 Shawnee Road, Sanborn, NY 14132



## LOCATION DESCRIPTION

Located just past the intersection of Saunders Settlement Rd and Shawnee Rd. Near by businesses include Lincoln Park Nursery, Anthony Manor Winery & Farm, Cambria Creek Gifts, Long Cliff Vineyard and Winery, Dunkin' Donuts, Dollar General, Spoiled Rotten Pet Spa.

## PROPERTY HIGHLIGHTS

- 5 Buildings
- 13,357+/- Total SF
- 20' Ceiling Height
- Two 16' Drive Through Doors
- Electricity, Water , Gas on Property



# 5 Buildings located on 9+/- Acres

5700 Shawnee Road, Sanborn, NY 14132

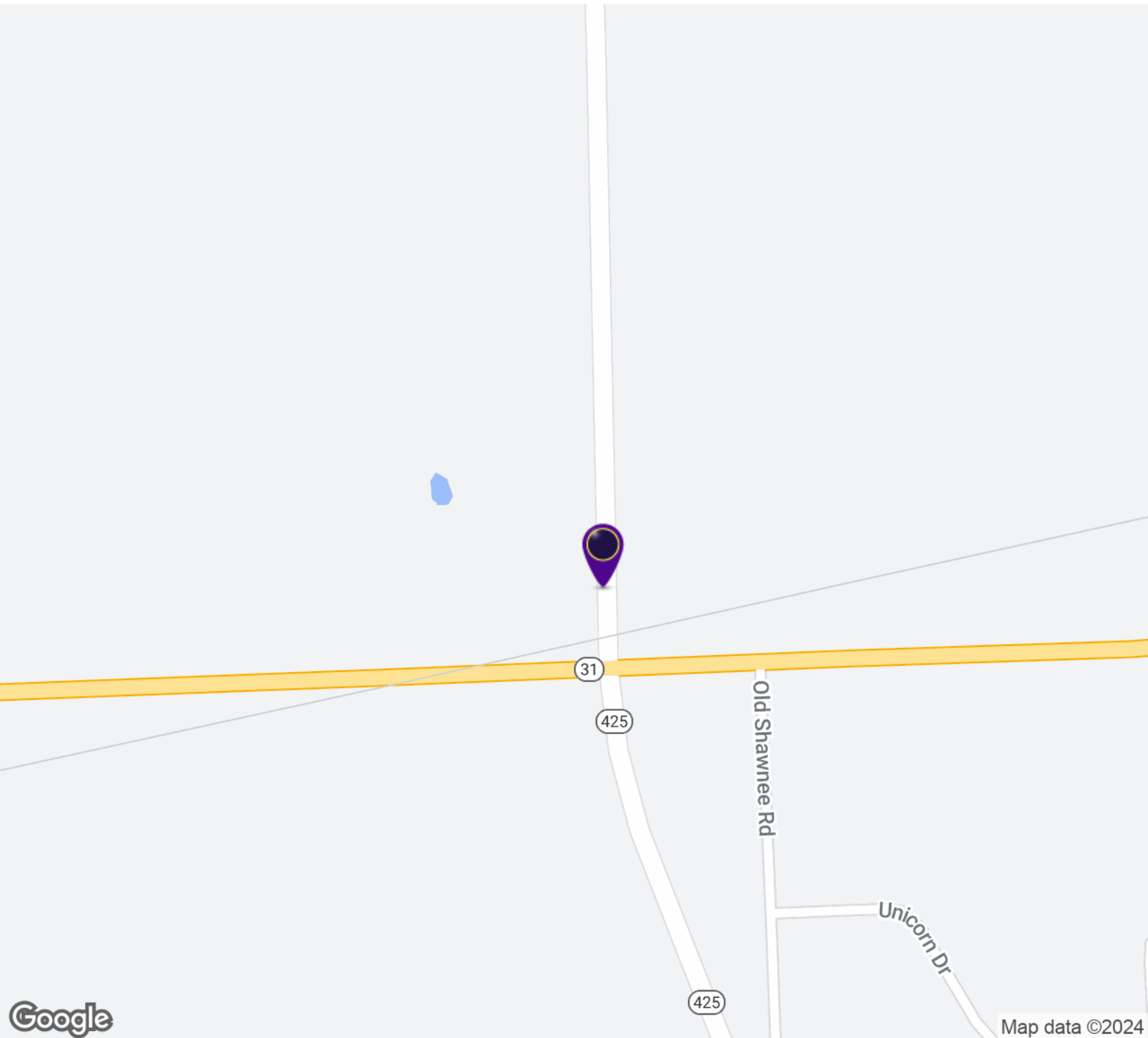


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## LOCATION MAP

# 5 Buildings located on 9+/- Acres

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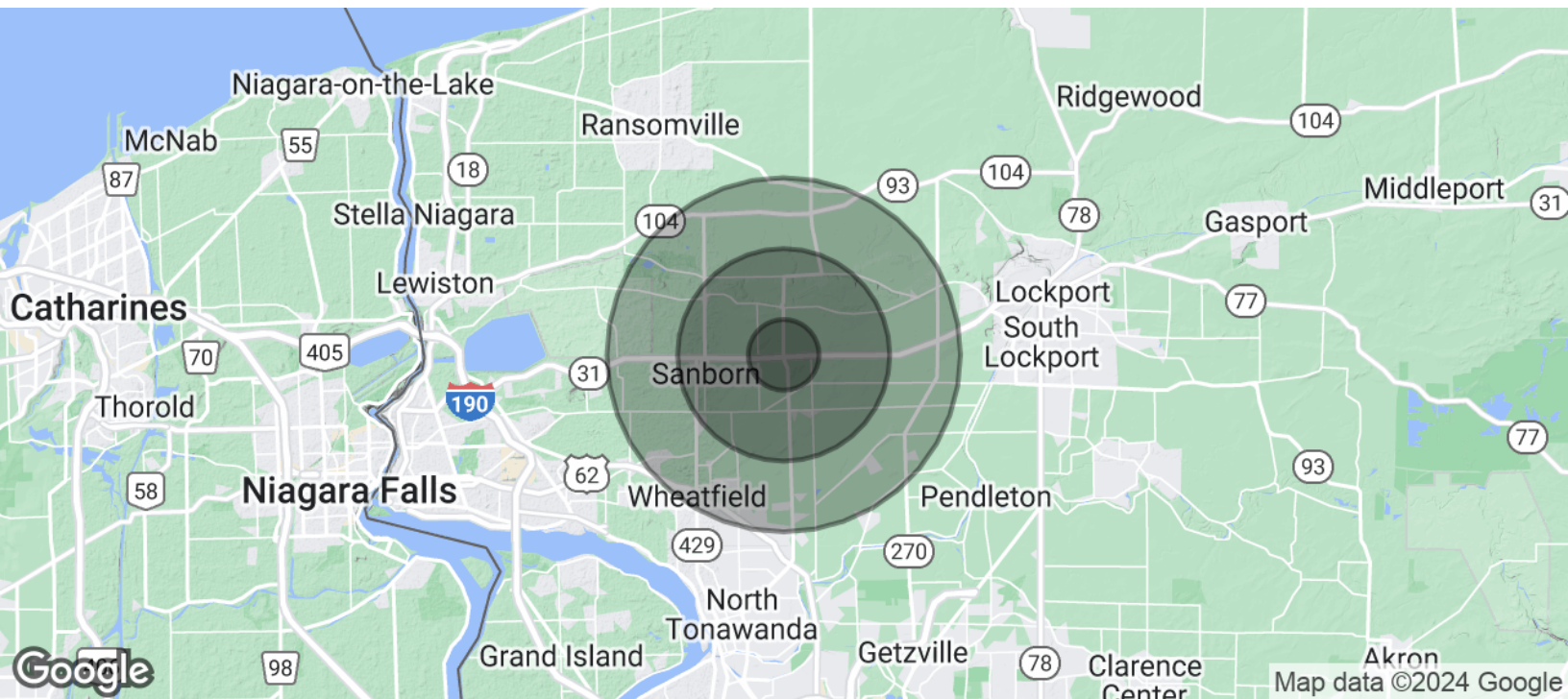


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# 5 Buildings located on 9+/- Acres

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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 507       | 6,063     | 20,168    |
| Average Age          | 44.2      | 45.5      | 45.1      |
| Average Age (Male)   | 42.2      | 43.8      | 43.1      |
| Average Age (Female) | 44.5      | 46.2      | 46.2      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 224       | 2,468     | 8,135     |
| # of Persons per HH  | 2.3       | 2.5       | 2.5       |
| Average HH Income    | \$85,892  | \$98,616  | \$92,510  |
| Average House Value  | \$165,376 | \$198,372 | \$213,836 |

\* Demographic data derived from 2020 ACS - US Census



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