

396 County Route 60

WAVERLY, NY



OFFERING MEMORANDUM

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Table Of Contents

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PROPERTY INFORMATION

LOCATION INFORMATION

FINANCIAL ANALYSIS

DEMOGRAPHICS



396 COUNTY ROUTE 60

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Offered for sale is this fully functioning, well managed and well maintained Golf Course. This is the sale of the business, the real estate and all FFE. This is a turnkey opportunity to own a premium Golf Course in Upstate NY. Near the PA border and only 5 miles from Guthrie/Sayre. This is directly on Route 60 and approximately 3 miles from the I86 interchange. This includes a clubhouse/lounge which is excellent as a Restaurant or event center.

PROPERTY HIGHLIGHTS

- Excellent location. 3 miles from the I86 interchange and approximately 5 miles from Guthrie/Sayre.
- Turnkey opportunity.
- Well maintained, managed and functioning Golf Course.
- Excellent clubhouse/Restaurant facility.

OFFERING SUMMARY

Sale Price:	\$1,599,000
Lot Size:	196 Acres
Building Size:	3,136 SF
NOI:	\$151,059.00
Cap Rate:	9.45%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	545	1,677	3,018
Total Population	1,334	3,789	6,482
Average HH Income	\$57,719	\$57,852	\$60,003



Property Description



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LOCATION DESCRIPTION

This is directly on Route 60. Approximately 3 miles from the I86 interchange. Only 1 mile from Obrien's Inn. Waverly and Sayre are very close in proximity. This is approximately 5 miles from Guthrie Sayre.



Property Details

Sale Price

\$1,599,000

LOCATION INFORMATION

Building Name	396 County Route 60
Street Address	396 County Route 60
City, State, Zip	Waverly, NY 14892
County	Tioga
Market	Waverly/Sayre MSA

BUILDING INFORMATION

Building Size	3,136 SF
NOI	\$151,059.00
Cap Rate	9.45
Occupancy %	100.0%
Tenancy	Single

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Golf Course
Zoning	B-2 Business Highway
Lot Size	196 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Additional Photos



396 COUNTY ROUTE 60

LOCATION INFORMATION

2

REGIONAL MAP

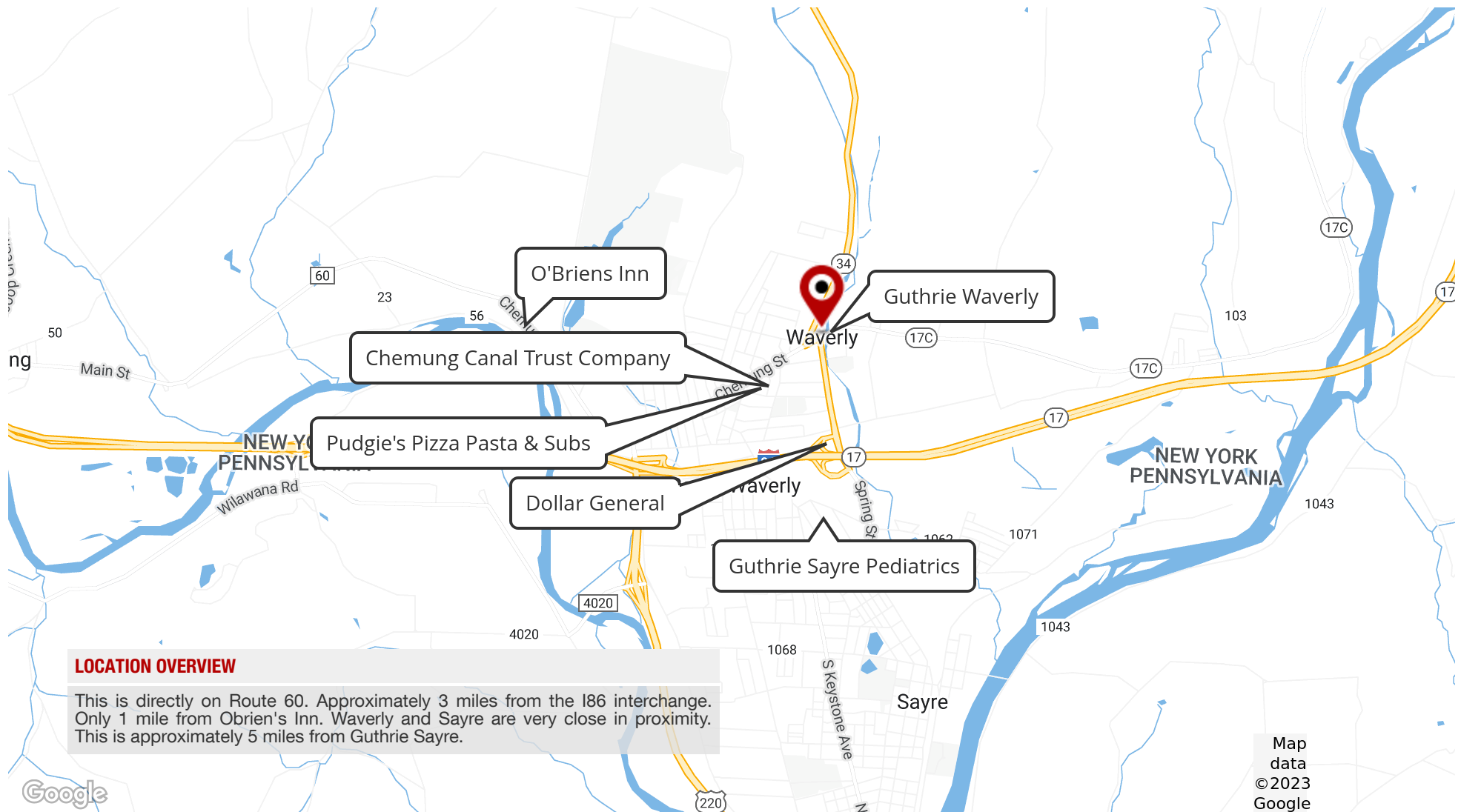
LOCATION MAP

AERIAL MAP

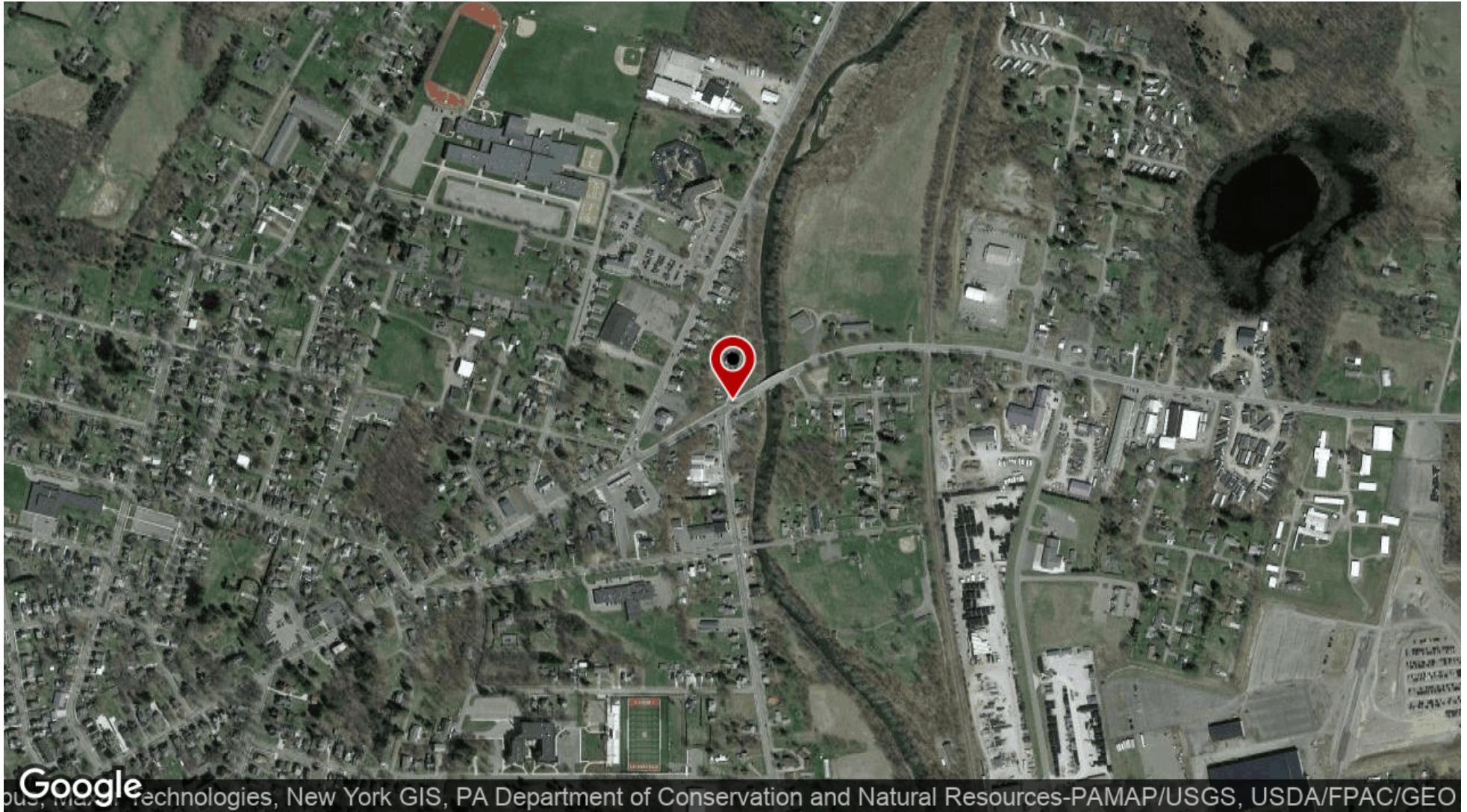
Regional Map



Location Map



Aerial Map



396 COUNTY ROUTE 60

FINANCIAL ANALYSIS

3

396 COUNTY ROUTE 60

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,334	3,789	6,482
Average Age	47.4	42.1	42.1
Average Age (Male)	41.8	38.2	38.9
Average Age (Female)	49.6	44.4	45.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	545	1,677	3,018
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$57,719	\$57,852	\$60,003
Average House Value	\$86,906	\$89,486	\$101,566

* Demographic data derived from 2020 ACS - US Census

