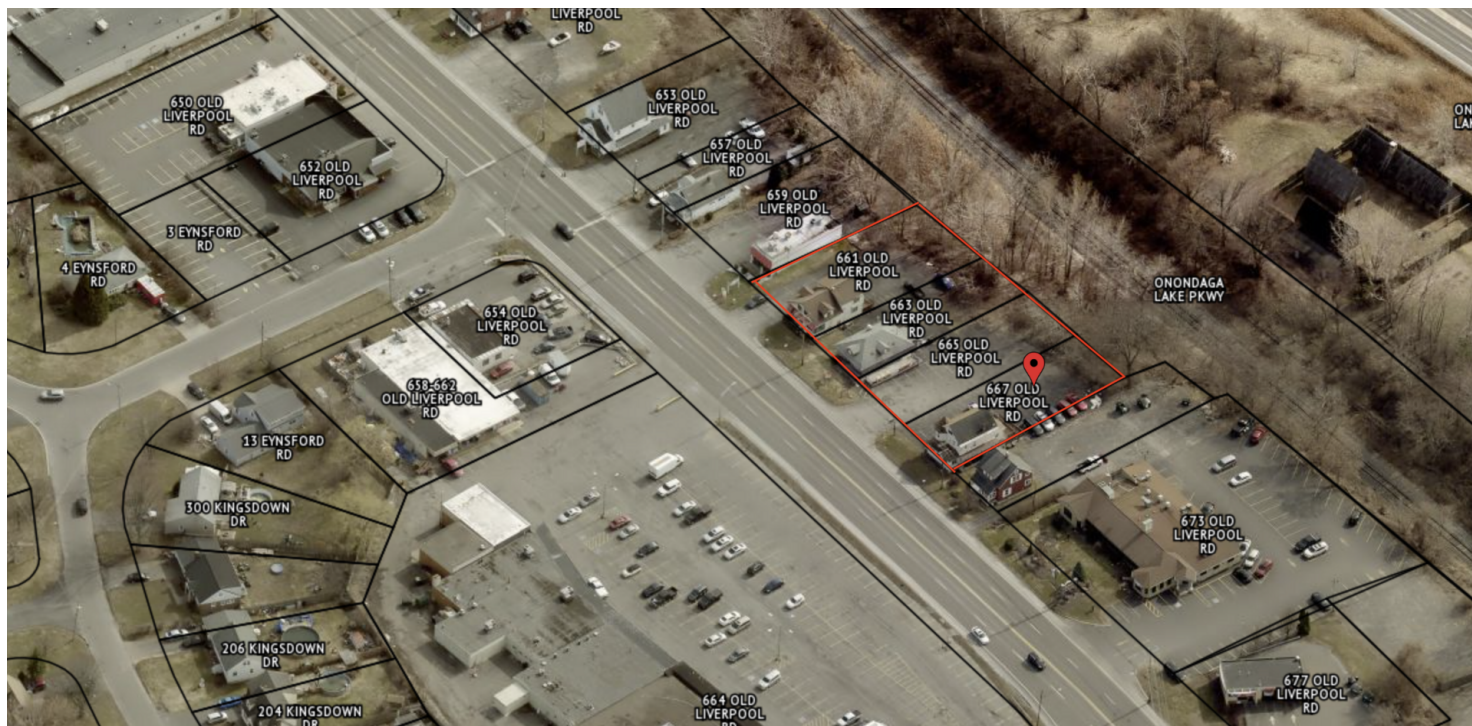


INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL

661-667 Old Liverpool Rd, Liverpool, NY 13090



PROPERTY DESCRIPTION

Excellent Investment opportunity to own Four Income Producing Properties totaling .74 +/- Acres with 216' of Frontage on highly trafficked Old Liverpool Road with traffic counts in excess of 16,000 Vehicles Daily. This portfolio includes three fully Leased Buildings plus a Parking lot providing additional Frontage and Value to the Site. Current businesses on the property include a Popcorn Retail Store, a Hair Salon and a Tattoo Parlor. The site is Zoned C-3 Planned Commercial District, allowing for a variety of different Uses for the property. The value and pricing for the site makes it an excellent Investment property with \$50,000 annual income or a Re-development Site with the Road frontage. This property is across from Liverpool Shopping Center and surrounded by major retailers such as; Firestone Complete Auto Care, Family Dollar, Pacific Health Club and 1.9 Miles from Destiny USA mall. The Roofs on all Three building are new and done within the last three years. The Electric & Plumbing and Heating systems are all in good working condition.

PROPERTY HIGHLIGHTS

- Investment Opportunity
- \$50,000 Annual Income
- Three Tenants, Four Parcels.
- .74 +/- Acres with 216' Frontage on Old Liverpool Rd
- 216' X 150' deep
- 15,905 AADT
- Zoned C-3 Commercial
- Easy Highway Access
- Close to Destiny USA
- 661 Old Liverpool Rd: 1,812 +/- SF on .22 +/- Acres
- 663 Old Liverpool Rd: 1,201 +/- SF on .17 +/- Acres
- 665 Old Liverpool Rd: Parking Lot on .17 +/- Acres
- 667 Old Liverpool Rd: 1,584 +/- SF on .17 +/- Acres

OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$470,000 |
| Number of Units: | 3 |
| Lot Size: | 0.74 Acres |
| Building Size: | 4,597 SF |

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COMMERCIAL.
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| SUITE | TENANT NAME | SIZE SF | PRICE / SF / YEAR | ANNUAL RENT | LEASE START | LEASE END |
|------------------------|--------------------|----------|-------------------|-------------|-------------|-----------|
| 661 Old Liverpool Road | Dawn of Time Tatoo | 1,812 SF | \$9.93 | \$18,000 | 11/01/22 | 10/31/25 |
| 663 Old Liverpool Road | PB&J's Lunchbox | 1,201 SF | \$12.99 | \$15,600 | 01/01/21 | 5/31/24 |
| 667 Old Liverpool Road | Infinity Salon | 1,584 SF | \$10.61 | \$16,800 | 11/01/22 | 10/31/23 |
| TOTALS | | 4,597 SF | \$33.53 | \$50,400 | | |
| AVERAGES | | 1,532 SF | \$11.18 | \$16,800 | | |

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216 FEET OF FRONTAGE

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SITE IMAGES

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BUSINESS COORIDOR

661-667 Old Liverpool Rd, Liverpool, NY 13090



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*Town of Salina, NY
Monday, March 20, 2023*

Chapter 235. Zoning

Article III. District Regulations

§ 235-16. C-3 Districts: Planned Commercial District.

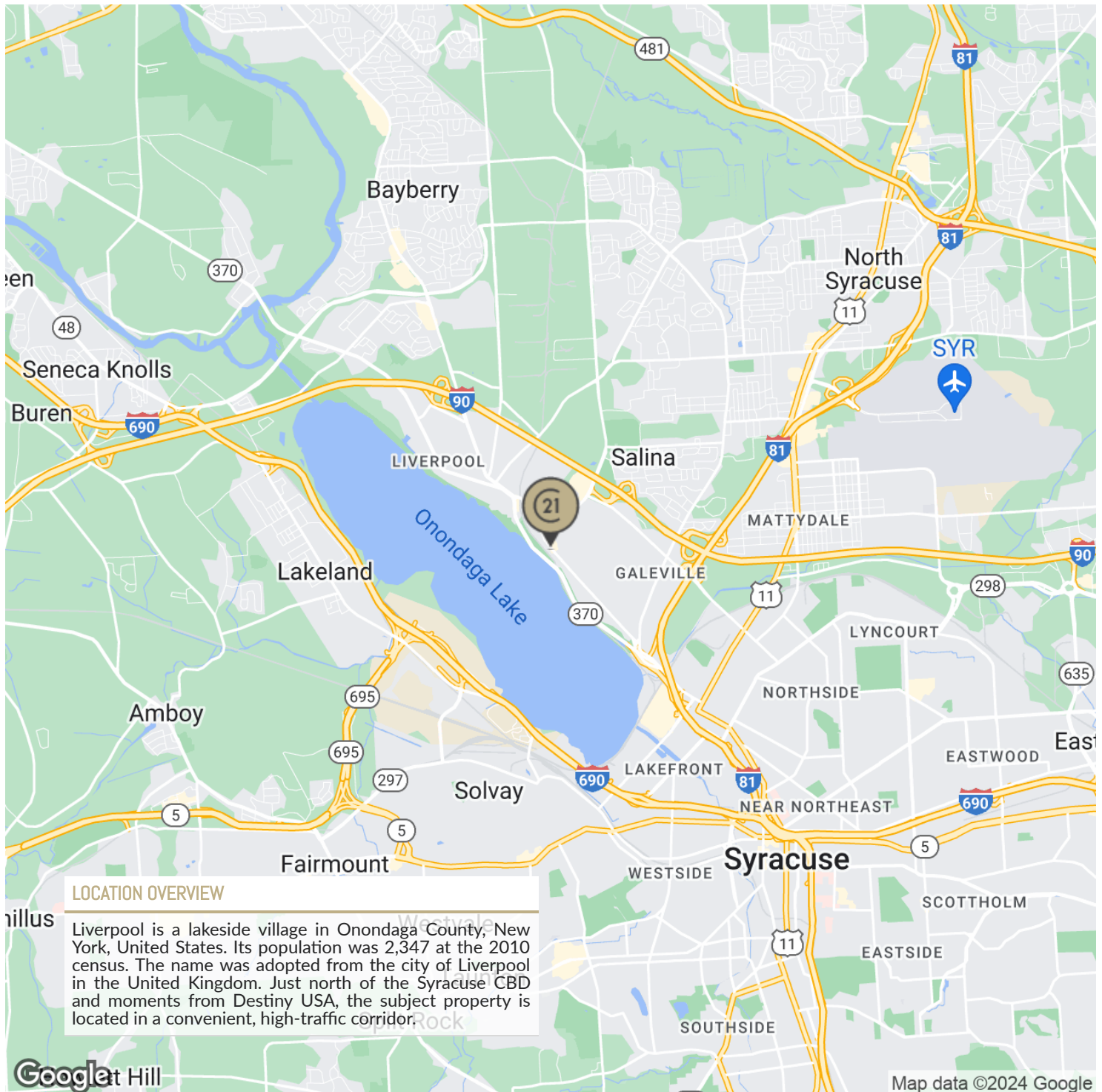
- A. Intent. The intent of this district is to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other. It is the specific intent to prohibit residential uses and uses which would:
- (1) Be detrimental or inharmonious to adjoining residential districts and permitted uses.
 - (2) Be detrimental to the orderly flow of on- and off-site pedestrian or vehicular traffic.
- B. Uses permitted.
- (1) Restaurants; drive-in restaurants; packaged-food restaurants.
 - (2) Hotels; motels.
 - (3) Retail sales and service.
 - (4) Offices.
 - (5) Radio and television studios.
 - (6) Shopping centers, provided that no gasoline service facility use shall be permitted except upon the issuance of a special permit therefor.
 - (7) Theaters.
 - (8) Day-care centers.

INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL | 216' FRONTAGE

- C. Special permit uses. The following uses are permitted subject to the issuance of a special permit therefor, pursuant to § **235-42** of this chapter:
- (1) Gasoline service facilities.
 - (2) New motor vehicle sales facilities.
 - (3) Adult uses, as permitted by § **235-43A** of this chapter.
 - (4) Outdoor theaters.
 - (5) Recreation facilities, including clubs, miniature golf and driving ranges (exclusive of golf courses).
 - (6) Funeral homes.
 - (7) Animal hospitals and kennels.
 - (8) Transitional parking areas.
 - (9) Utility service facilities.
 - (10) Cemeteries.
 - (11) Used motor vehicles sales facilities with motor vehicle services and motor vehicle body repair services for the general public.
[Amended 9-8-2008 by L.L. No. 4-2008]
 - (12) Motor vehicle services facilities.
- D. Lot requirements.
- (1) Minimum lot area: 40,000 square feet.
 - (2) Minimum lot width: 200 feet.
 - (3) Maximum lot coverage: 30%.
 - (4) Minimum front yard setback: 75 feet.
 - (5) Minimum side yard setback, each side: 20 feet.
 - (6) Minimum rear yard setback: 20 feet.
 - (7) Maximum height of structures: 30 feet.
- E. Outside storage. The outside storage of any equipment, products, raw materials, waste or similar material in this district is prohibited, as well as the outside storage of disabled vehicles, parts thereof, vehicles not qualifying for a New York State automobile inspection sticker, wrecked vehicles and parts thereof, and junk of any type.

CONVENIENT LOCATION

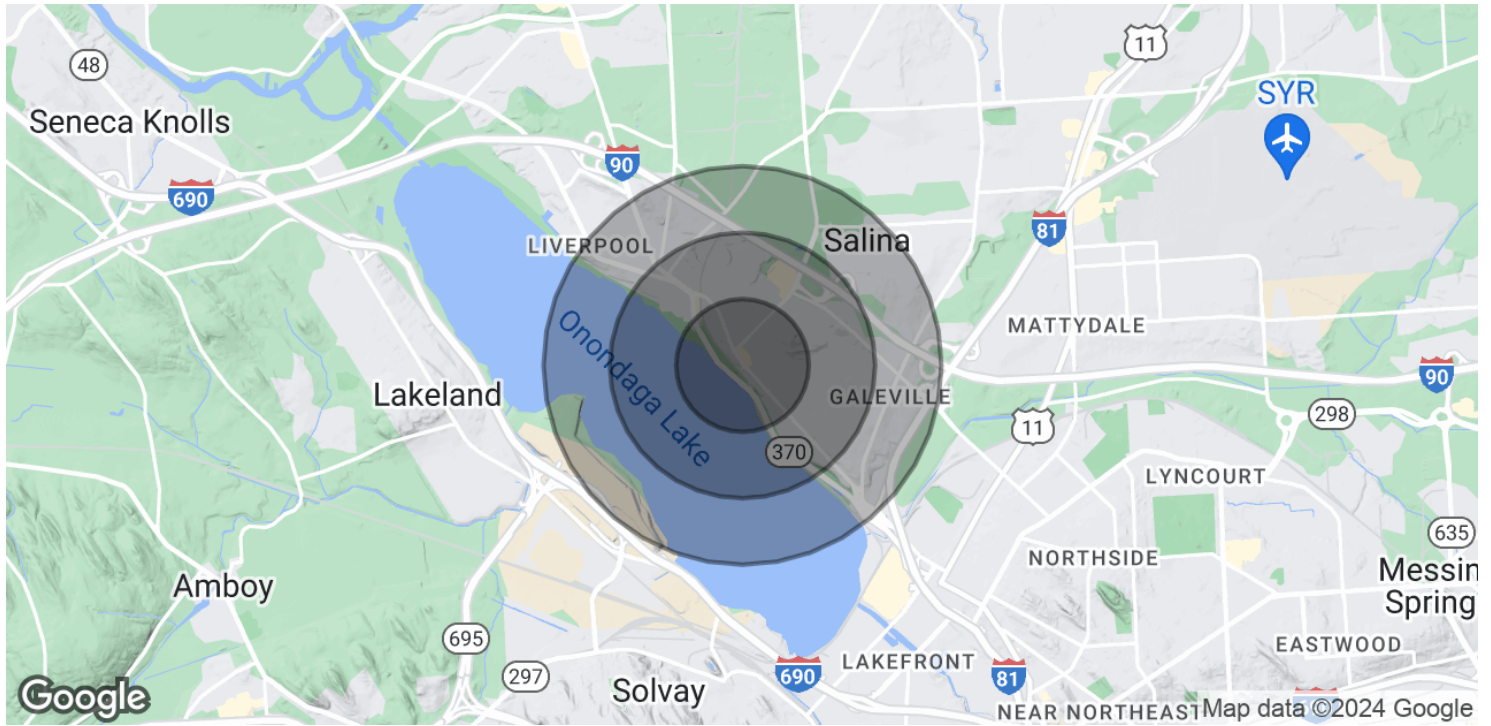
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661-667 OLD LIVERPOOL RD



| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,500 | 6,203 | 12,296 |
| Average Age | 39.4 | 42.4 | 44.7 |
| Average Age (Male) | 38.9 | 42.0 | 43.4 |
| Average Age (Female) | 41.8 | 44.1 | 46.6 |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
| Total Households | 792 | 3,275 | 6,500 |
| # of Persons per HH | 1.9 | 1.9 | 1.9 |
| Average HH Income | \$66,366 | \$62,183 | \$67,367 |
| Average House Value | \$116,234 | \$122,753 | \$120,632 |

* Demographic data derived from 2020 ACS - US Census

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