

FOR SALE



514 OSWEGO ST

Center of Liverpool Village



PROPERTY DESCRIPTION

This Highly Visible Historic 2,454 +/- SF Mixed use Office/Retail Building is located in the village of Liverpool at the corner of Oswego and Vine Streets on .14 +/- Acres. This building has four floors of finished usable space. Over 26,000 cars a day pass by this location. Convenient location and modern conveniences with vintage charm make this property an ideal location for a variety of users or investment.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,194	3,518	6,040
Total Population	2,151	6,361	11,404
Average HH Income	\$59,988	\$63,935	\$64,878

PROPERTY HIGHLIGHTS

- 2,454 +/- SF, Three Story Building
- .14 +/- Acres
- Four Floors of Nicely Finished Space
- Highly Visible- 26,000+ AADT
- Convenient Village Location
- Historic Character with Modern touches
- Close to highways and Major Local Development.

OFFERING SUMMARY

Sale Price:	\$310,000
Lot Size:	0.14 Acres
Building Size:	2,454 SF

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Bridgeway Realty

****BACK ON THE MARKET**** PRIME VILLAGE OPPORTUNITY

Liverpool, NY 13088



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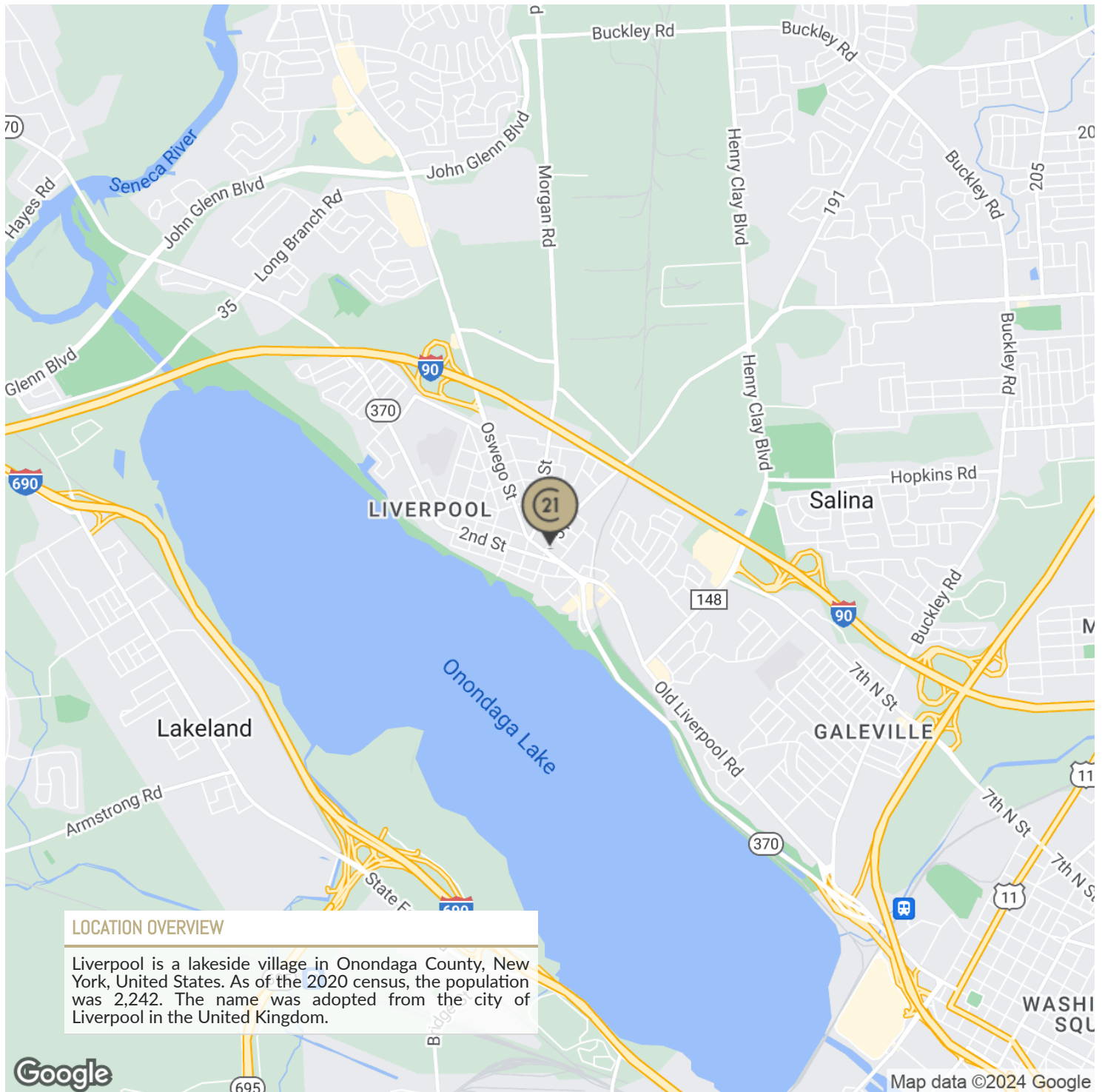
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Chapter 380. Zoning

Article VII. B-2 Village Center Business District

§ 380-39. Purpose.

- A. The purpose of the B-2 Village Center Business District, as supported by the vision, goals and objectives of the Village of Liverpool Comprehensive Plan 2025 and the corresponding Downtown Redevelopment Plan,^[1] is to complement the mixed use Lakeside Business District in use and design while providing greater flexibility in building design. As such, mixed use buildings are encouraged but not mandated. Single-use, single-occupancy buildings are permitted, but consistent in site layout to adjoining uses to encourage an active, pedestrian friendly shopping and family-oriented entertainment environment.

[1] *Editor's Note: The Comprehensive Plan and the Downtown Redevelopment Plan are on file in the Village offices.*

- B. The B-2 District supports flexibility in building design to promote compatible development patterns with adjacent residential and mixed-use areas. As mentioned in the Comprehensive Plan, the B-2 District functions as the community's civic center, supporting uses such as Village administrative offices, civic and community organizations, religious institutions, community parks, and a public library. These buildings and parks serve as prominent community symbols and contribute to Liverpool's distinct historic identity and character.

§ 380-40. Permitted uses.

Uses permitted in the B-2 Village Center Business District shall be as follows:

- A. Mixed use.
- B. Retail businesses.
- C. Offices.
- D. Restaurants, including package-food restaurants but excluding drive-through services.
- E. Funeral homes.
- F. Community centers.
- G. Religious facilities.
- H. Neighborhood services.
- I. Banks, excluding drive-through services.
- J. Planned Unit Development (PUD).
- K. Public facilities.
- L. Buildings and structures accessory to Subsections **A** through **K** above.

§ 380-41. Special permit uses.

Uses permitted upon issuance of a special permit, subject to Article **XIV**, shall be as follows:

- A. Commercial and municipal parking lots and parking structures (including mixed-use parking structures and accessory parking structures).
- B. Banks, including drive-through services.
- C. Care homes.
- D. Hotel.
- E. Two-family (brownstone and/or townhouse only).
- F. Multiple-family (brownstone and/or townhouse only).
- G. Day-care facilities.
- H. Utility structures.
- I. Buildings and structures accessory to Subsection **A** through **H** above.
- J. Restaurants with drive-through services.
[Added 3-21-2016 by L.L. No. 2-2016]

§ 380-42. Prohibited uses.

Uses prohibited shall be all other uses not enumerated above.

§ 380-43. Lot and structure requirements for mixed-use structures.

As required by the Planning Board. Mixed-use structures are also subject to the requirements of § **380-88D**.

§ 380-45. Supplemental regulations.

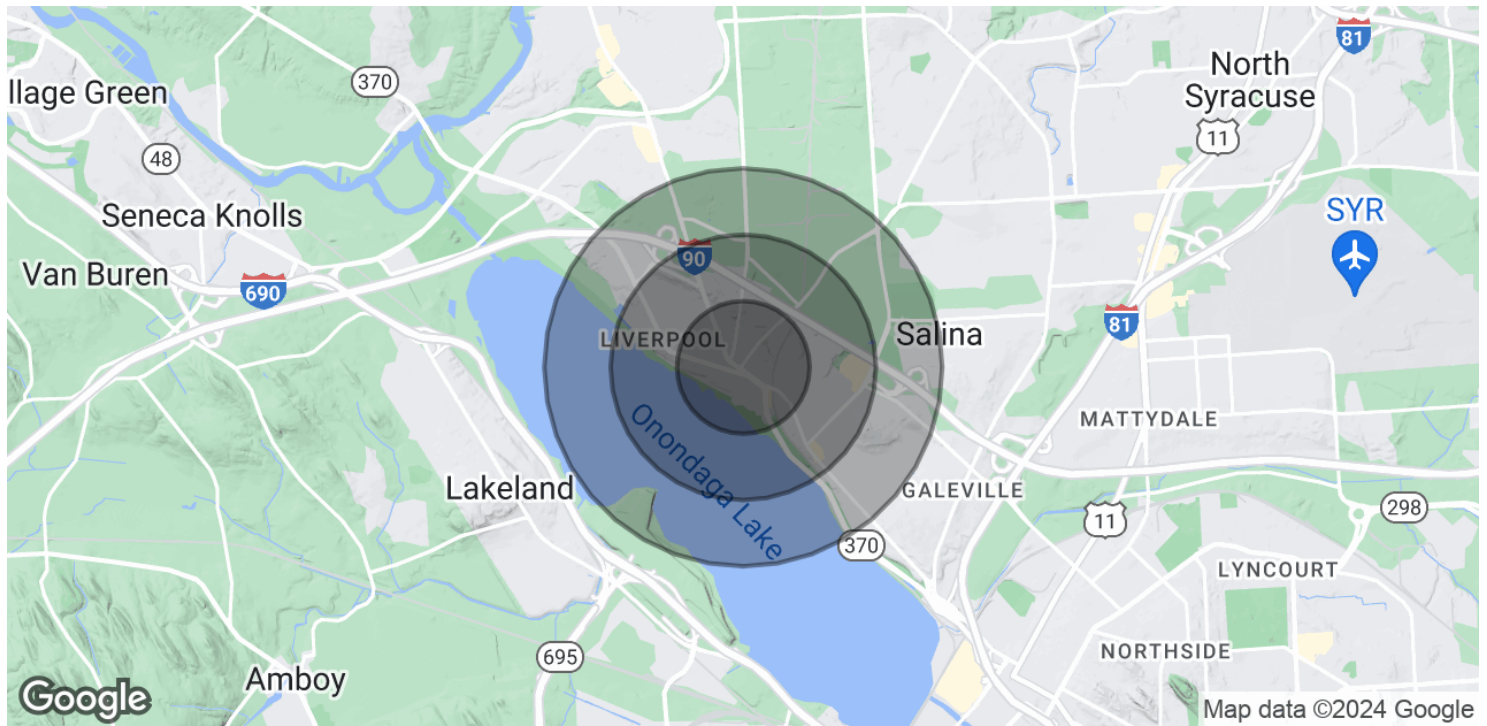
Supplemental regulations shall be as follows:

- A. Off-street parking and loading: See Article **XV**.
- B. Signs: See Article **XVI**.
- C. Screening: See § **380-107**.
- D. Physical buffers: See § **380-108**.
- E. Outdoor illumination: See § **380-109**.
- F. Site plan review and special permits: See Article **XIV** and Community Design Handbook.^[1]

[1] *Editor's Note: The Community Design Handbook is on file in the Village offices.*

****BACK ON THE MARKET**** PRIME VILLAGE OPPORTUNITY

514 Oswego Street, Liverpool, NY 13088



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,151	6,361	11,404
Average Age	45.1	43.5	43.3
Average Age (Male)	44.7	43.4	41.4
Average Age (Female)	44.5	44.1	45.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,194	3,518	6,040
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$59,988	\$63,935	\$64,878
Average House Value	\$146,446	\$126,998	\$124,168

* Demographic data derived from 2020 ACS - US Census

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