



Mixed-Use Retail w/ Apartments

26 Main St, Oneonta, NY 13820



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

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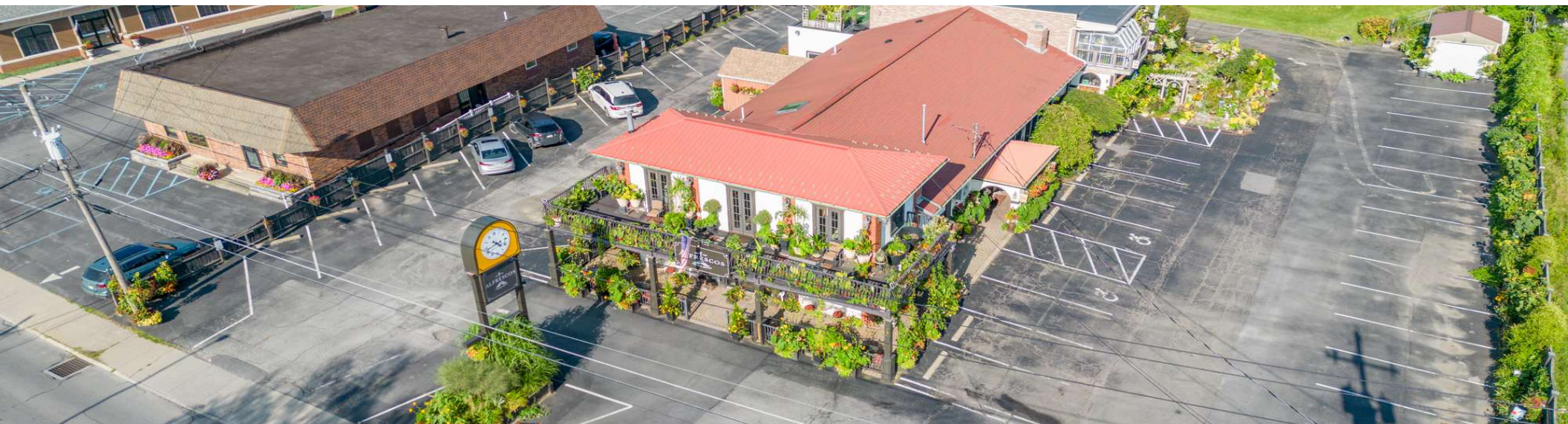
Kelly Hall

917.597.1433

kelly.hall@exprealty.com

FOR SALE | Mixed-Use Retail w/ Apartments

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Offering Summary

Sale Price:	\$1,475,000
Building Size:	7,754 SF
Lot Size:	0.77 Acres
Price / SF:	\$190.22
Year Built:	1970
Renovated:	1995
Zoning:	MU-1
Market:	Oneonta
Traffic Count:	11,152

Property Overview

Nestled in a central location, near I-88 and surrounded by picturesque parks, 26 Main Street offers the perfect blend of accessibility and tranquility. Discover a breathtaking balcony offering a glimpse of the city's pulse. And the landscape, an enchanting masterpiece, provides an oasis of serenity for all who visit. Additionally, there are two on-site apartments collectively spanning 2,300 square feet awaits you. Three bedrooms, three bathrooms, a luxurious retreat seamlessly integrated into this remarkable space for an added revenue stream. The full liquor license, extending to the inviting outdoor seating, opens doors to endless possibilities. And for your patrons' convenience, 50 parking spaces, ensuring accessibility that exceeds expectations. This timeless two-story structure spans 7,754 SF was originally built in 1904, revived to perfection in 2019- and 2-year-old hot water heater, furnace, and AC unit. 163 feet of captivating frontage along Main Street, invites guests with a promise of remarkable experiences. Whether you're envisioning your restaurant, a microbrewery, wellness center, B&B, or a gallery, the Commercial zoning sets the stage for your imagination to run wild. Contact Kelly Hall for additional details and tours.

Property Highlights

- Mixed-Use Restaurant w/ 2 Apartments
- Ample Parking
- High Visibility
- High Traffic Counts

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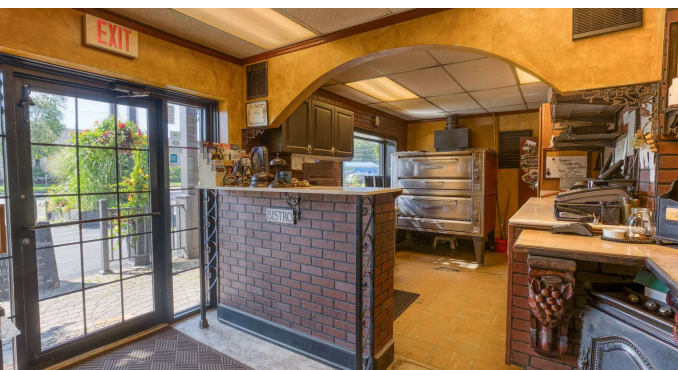
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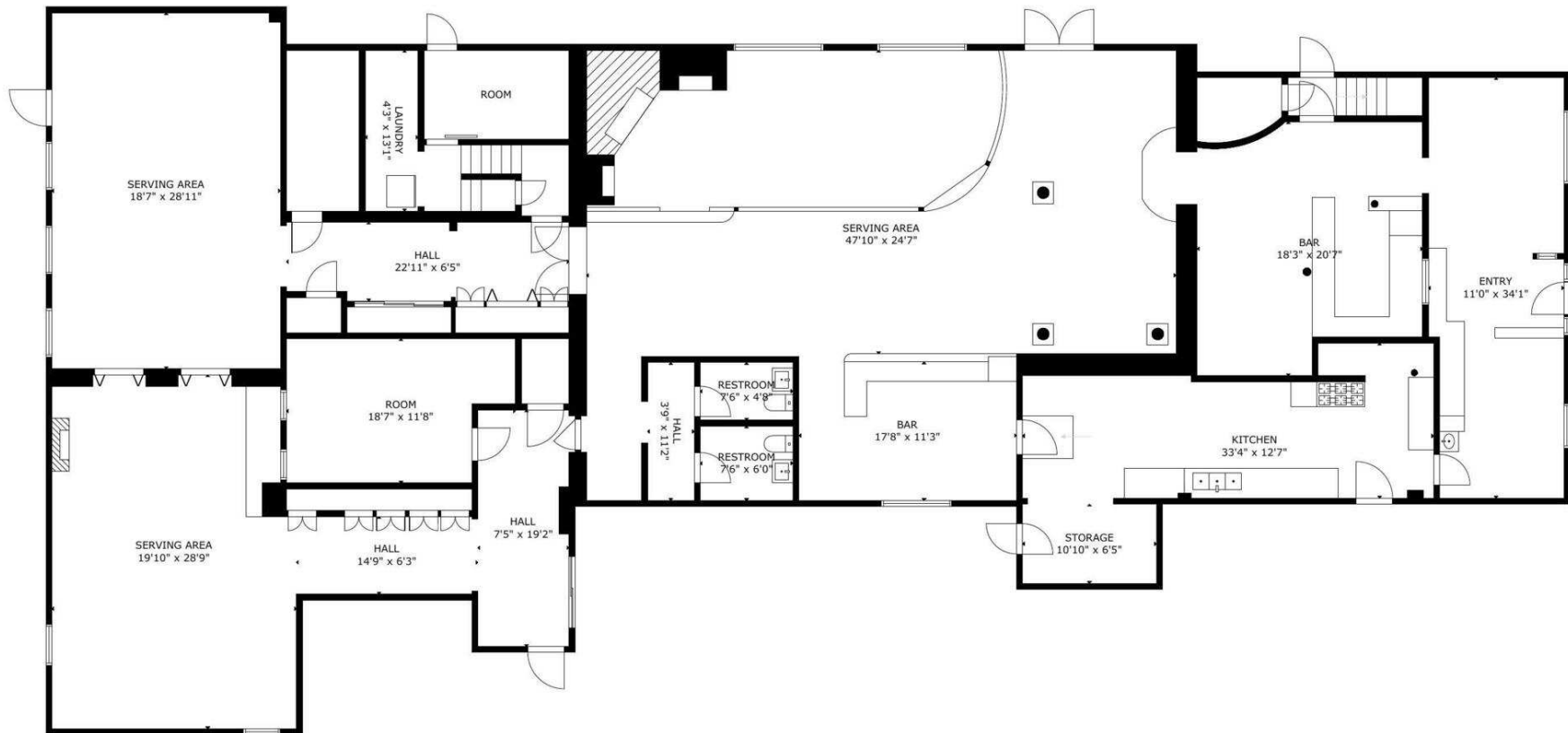
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VIDEO TOUR



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 7,389 sq.ft
FLOOR 1: 5,103 sq.ft, FLOOR 2: 2,286 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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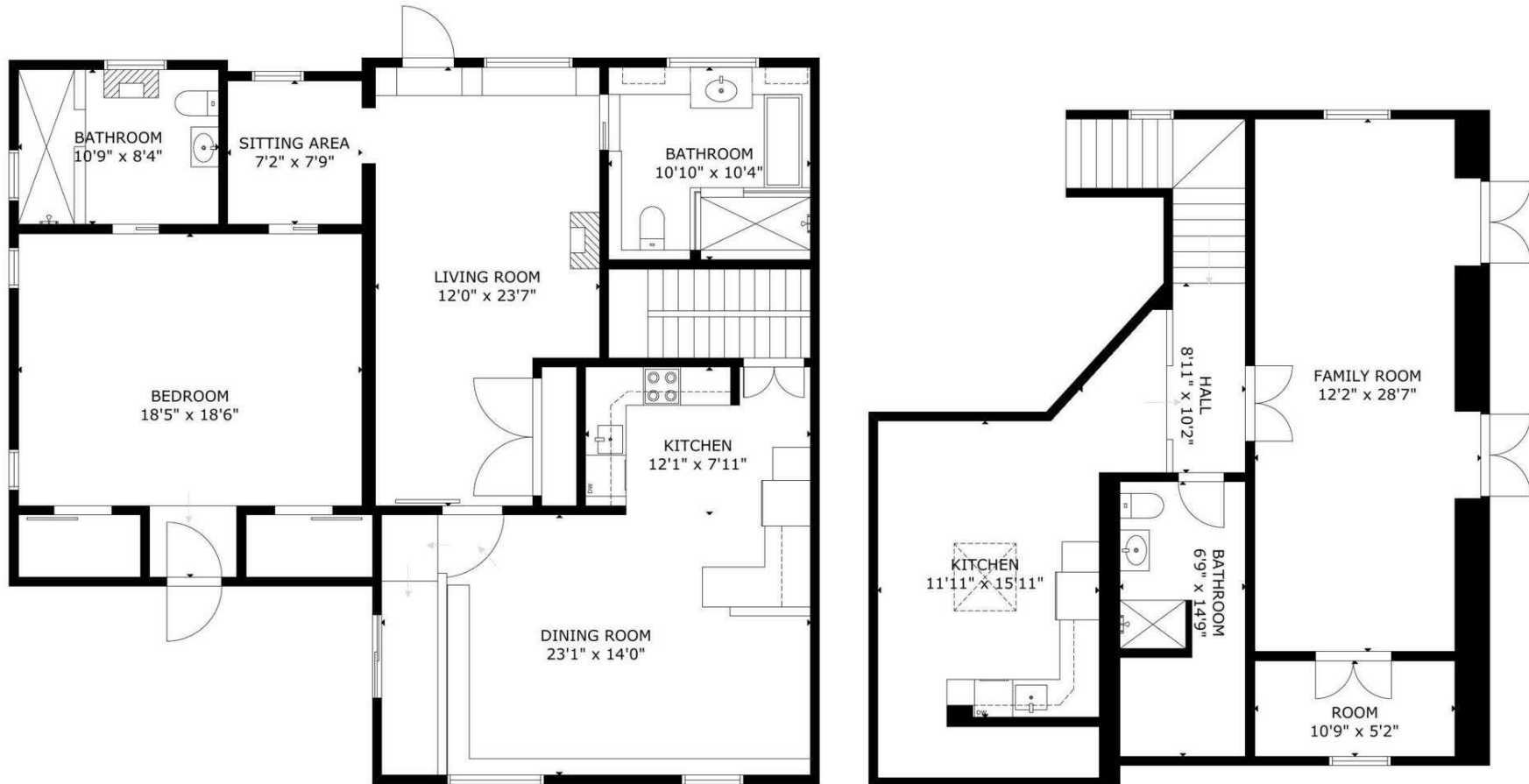
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FLOOR 2

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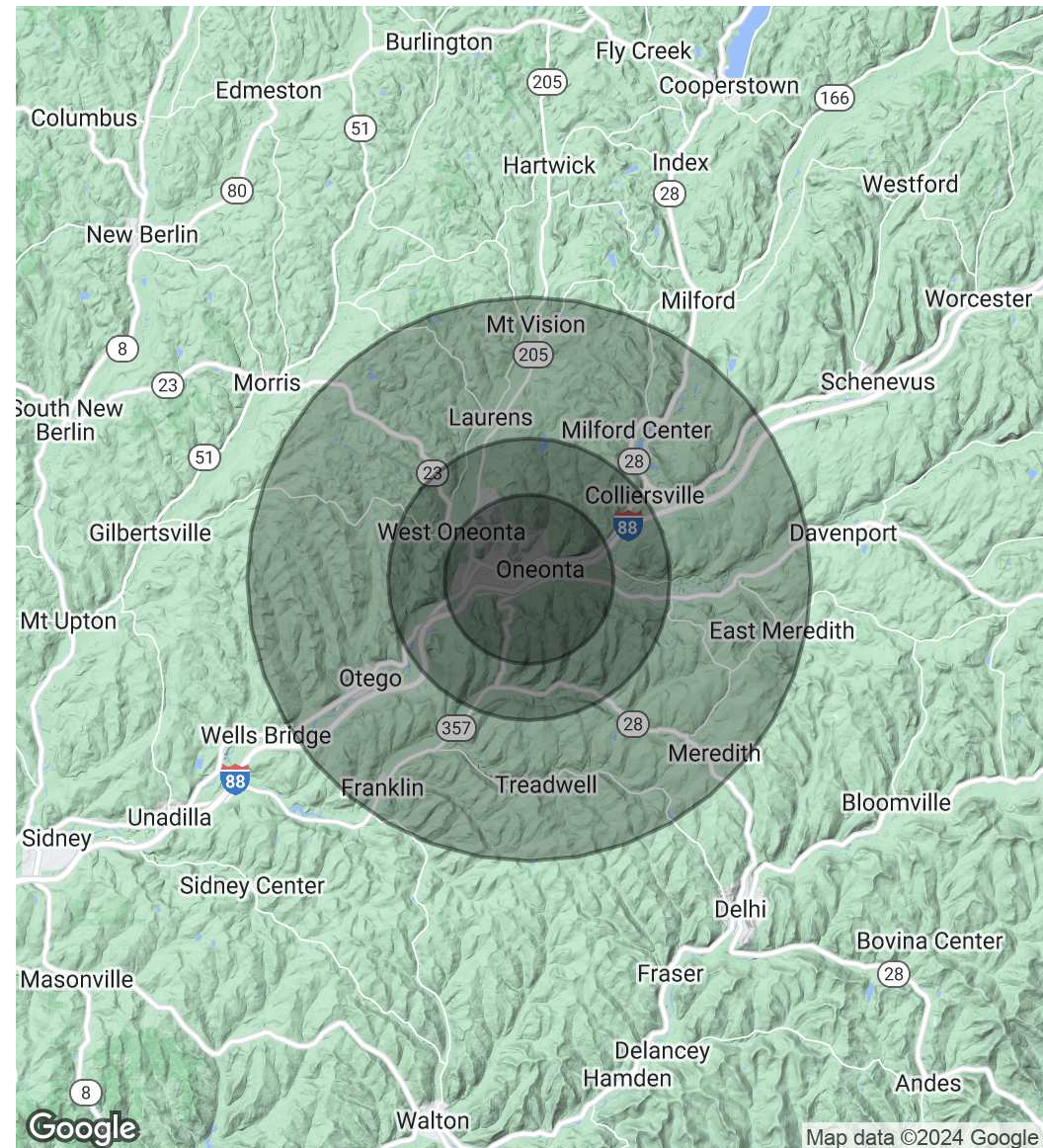
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Population	3 Miles	5 Miles	10 Miles
Total Population	17,010	20,757	31,535
Average Age	31.7	34.7	39.6
Average Age (Male)	31.4	33.8	39.0
Average Age (Female)	33.1	36.3	40.5
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	6,969	8,974	14,917
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$54,790	\$55,612	\$56,243
Average House Value	\$149,397	\$149,903	\$153,696

* Demographic data derived from 2020 ACS - US Census



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