

FOR SALE

233-237 E. Main Street Elbridge, New York



PROPERTY DESCRIPTION

Formerly a thriving Hardware Store (Tru-Value, Ace) for 30+ years, the main building totals 16,315 SF in a high traffic (17,200 count) strip mall in the middle of the Village of Elbridge, mid-way between Syracuse and Auburn. Adjacent there is a wood frame 1989 pole barn measuring 2,745 SF. A 1969 two-bedroom residential dwelling is located at the rear of the parcel and a Pizza parlor is attached to the East side of the main building; both have brought in significant bonus income. The site totals 6.28 acres of which 3 +/- acres are developed. The front of the parcel is black top paved with 50+ parking spaces. Monthly rents include Pizza Parlor - \$1600 and Resident - \$850 - Main Building is currently vacant.

PROPERTY OVERVIEW

Lot Size	6.28 +/- acres
Building SF	17,052 +/- SF
Year Built	1969
Stories	1
Traffic Count	17,200 ADT
Parking	On site



COMMERCIAL

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