

# BUSINESS OPPORTUNITY

## PROPERTY FOR SALE



Priced at

**\$528,000**

### About the Property

THIS BUILDING IS SITUATED IN THE CENTRAL BUSINESS DISTRICT IN DIRECT PROXIMITY TO THE NATIONAL BASEBALL HALL OF FAME. THE FIRST FLOOR OF THIS BEAUTIFUL BUILDING IS COMMERCIAL USE (FORMERLY PATERNO BROTHERS SPORTS) AND IS CURRENTLY VACANT. NATURAL LIGHT ABOUND AND THE HARDWOOD FLOORS JUST SHINE WITH THE EXPANSIVE 14' CEILINGS. THE SECOND FLOOR FEATURES A STUDIO (1 BR/1BA) APARTMENTS AND ARE CURRENTLY LEASED. THE THIRD STORY IS NOT HEATED OR INSULATED AND IS CURRENTLY USED FOR STORAGE. THE LARGE BASEMENT IS FILLED WITH SHELVES AND STORAGE AREA TO SUPPORT THE OPERATIONS OF THE BUSINESS ON THE FIRST FLOOR. THE BUILDING IS ZONED "B" COMMERCIAL AND IS NOT LOCATED IN A FLOOD PLAIN.



Give us a call!

**Jennifer E. Martin, BIC - AARE - MBA**

Real Estate Broker

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Property offered in conjunction with  
Carolyn Schwann, Broker | Jesse Teitsworth, Agent

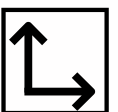
### PROPERTY FEATURES



1st Floor  
Commercial use



2 Studio  
apartments



5,742  
sq ft

THIS PROPERTY IS ALSO LOCATED ON THE MAIN COMMERCIAL CORRIDOR IN THE AREA. THIS MARKET AREA IS VERY STABLE WITH LIMITED VACANCY FOR RETAIL AND RESIDENTIAL SPACES.

Otsego County Parcel #365001 131.06-2-52-00.

