

6,418 SF BUILDING FOR SALE

68 North Division Street

AUBURN, NY 13021



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » *FOR SALE: Asking: \$489,000*
- » *6,418 SF Building on 0.68 acres*

PROPERTY HIGHLIGHT

- » *Unique property with multiple potential uses including banquet facility, offices, residential & apartments*
- » *Euterpe Hall Banquet room offers a poetic setting with artistic architecture and 1890's classic structure, perfect for large gatherings & weddings; The Angora Room offers more of a private setting ideal for modest events*
- » *Includes full kitchen, elevator lift, sprinkler system throughout building & radiant heat in floor*
- » *Convenient location in the scenic Finger Lakes Region less than 2 miles from bustling downtown Auburn*
- » *Easy access to building with street level entrance offering great natural lighting*
- » *Ample parking with approximately 40 parking spaces*
- » *Proximity to area hotels including the Inn at the Finger Lakes, Holiday Inn, Hilton Garden Inn and more all less than 2 miles from the property*



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO
Licensed Real Estate Salesperson
(315) 374-6664 (c)
Gina@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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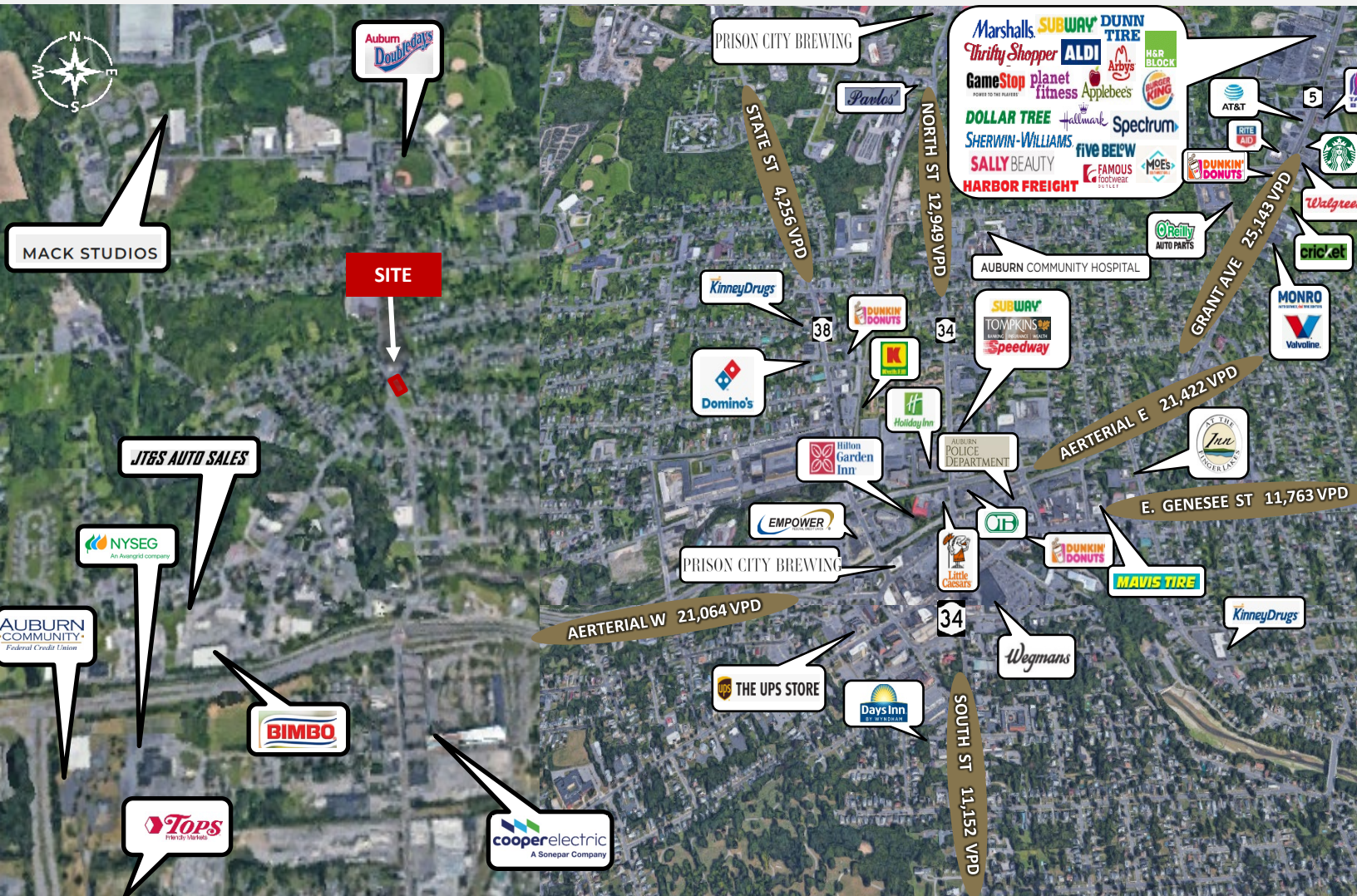
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MARKET AERIAL



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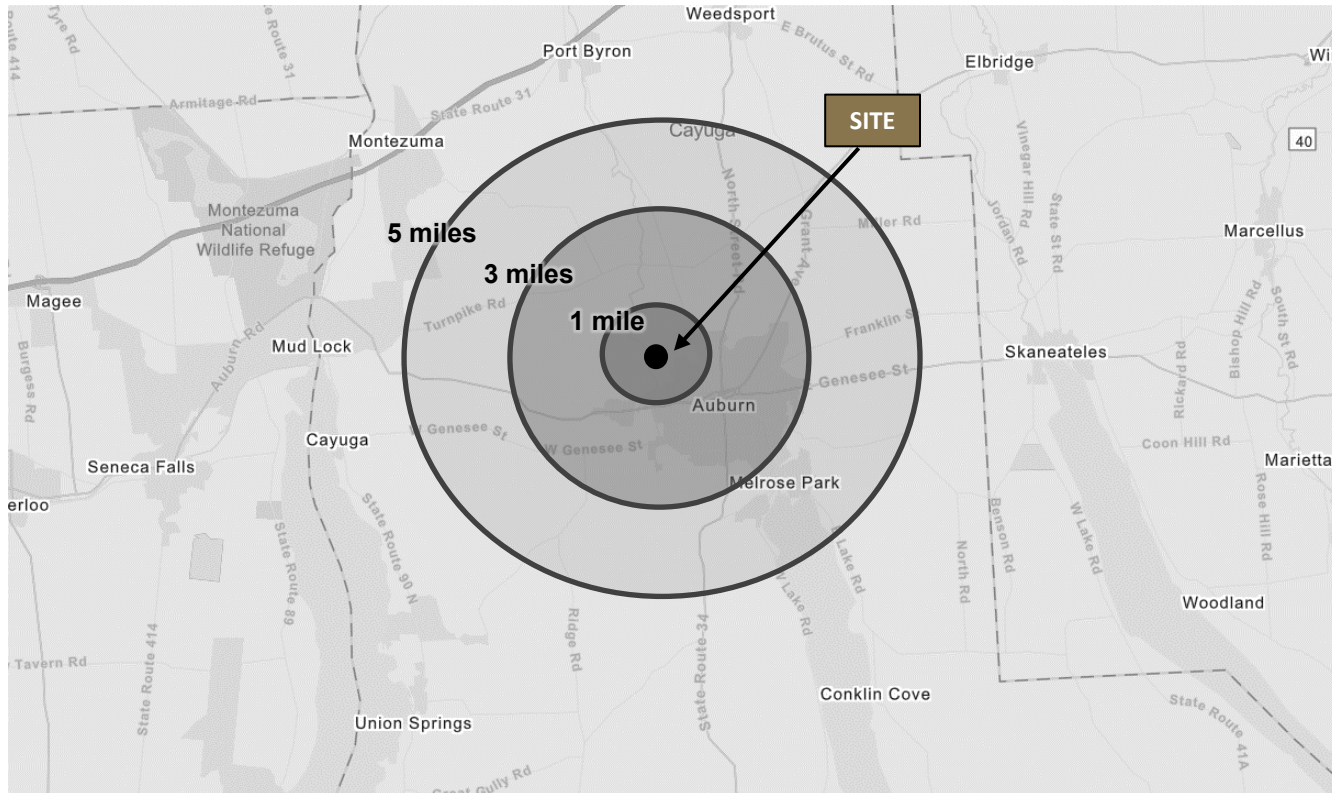
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,957	30,692	35,614
Daytime Population	10,475	33,559	37,761
Households	3,601	13,577	15,588
Average Household Income	\$63,168	\$78,020	\$84,240



1,349
Businesses



20,258
Employees



\$169,666
Median Home Value



41.9
Median Age

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