

**FOR SALE OR LEASE**

FORMER RV DEALERSHIP & SHOWROOM

Property Highlights

- 14,870± total square feet situated on 49.22± acres
- Well maintained Retail facility on 50 acres longtime home to Great Outdoors RV Sales & Service now Wilkins RV
- Over 1000 linear feet of frontage on Rt. 57 with 3 existing curb cuts
- Existing structures on site include:
 - 6,160± SF, five (5) bay maintenance garage with five (5) 14' high x 12' wide grade level doors with in floor radiant heating throughout
 - 6,310± SF showroom with offices, retail space and garage area with single
 - 2,400± SF annex storage building with covered storage area and two (2) 10' high grade level doors
- Large improved area for outside storage, parking and circulation around all buildings
- Well maintained buildings with little to no deferred maintenance
- Two (2), new 5-ton Carrier roof HVAC units (heat and A/C) installed in 2025 serve the front showroom building
- Situated between Village of Phoenix and City of Fulton on County Rt 57 with quick access to 481

EXCLUSIVE CONTACTS

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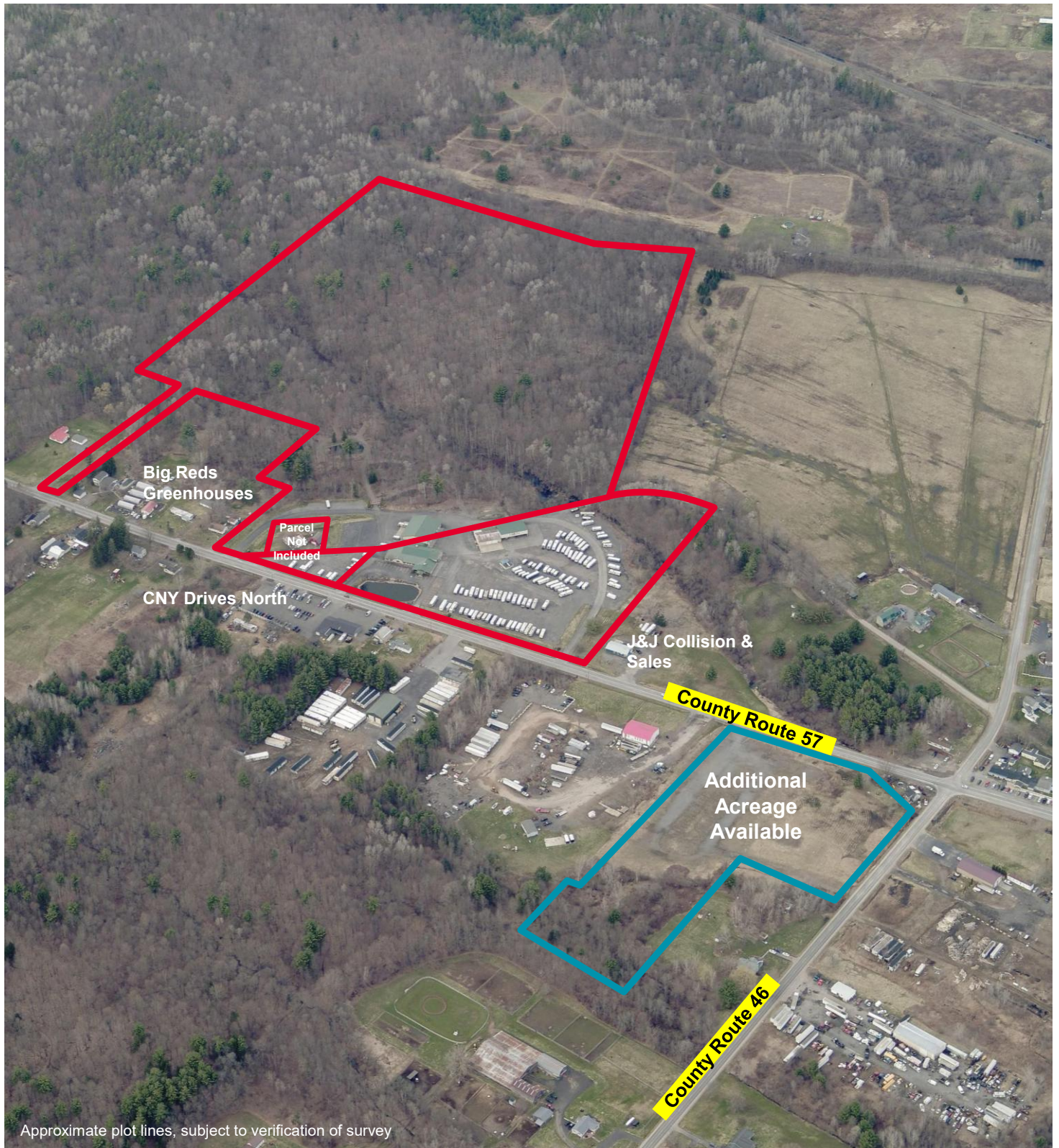
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CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

1122 County Route 57
Fulton, New York 13069

1,043' OF FRONTAGE ON ROUTE 57

County Route 57

