

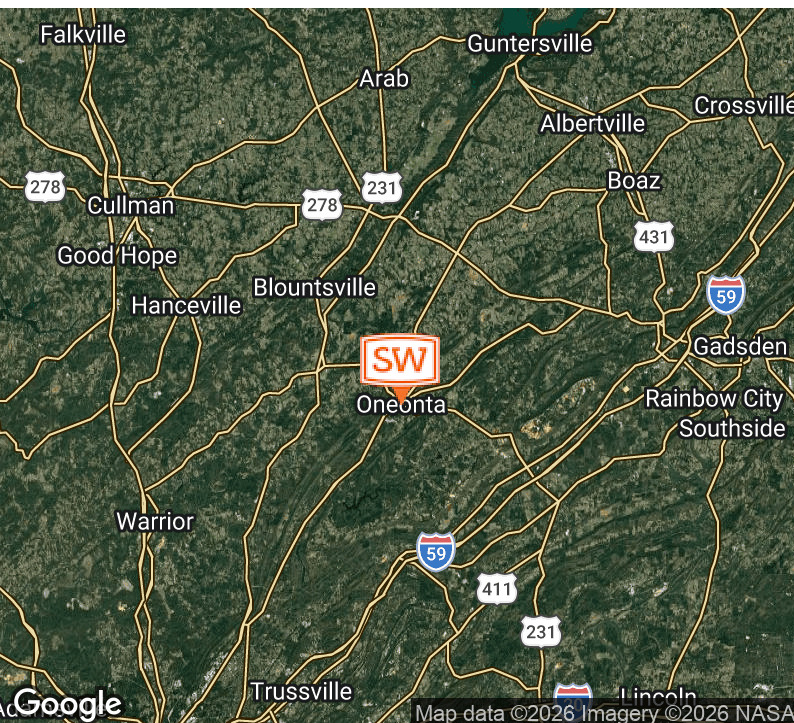
FOR SALE OR LEASE

Oneonta Retail Investment

101-103 4th Street North & 332 1st Avenue E



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price:	\$625,000
Lease Rate:	\$3,000/mo (NNN)
Available SF:	3,500 SF
Building Size:	5,500 SF

PROPERTY HIGHLIGHTS

- Investment sale, consisting of three storefronts, two occupied and one vacant
- Downtown Oneonta is a charming, pedestrian-friendly area in the heart of a growing community
- The occupants are long-term tenants on month-to-month leases, offering a great value-add opportunity
- Located on the busiest corner of Downtown Oneonta
- Vacant Suite is ideal for a retail, office, or professional user
- Located near new Oneonta Marketplace development with Ulta, Marshall's, Five Below, Mavis Tire and Rack Room Shoes

LIZZY VAN ROOYEN

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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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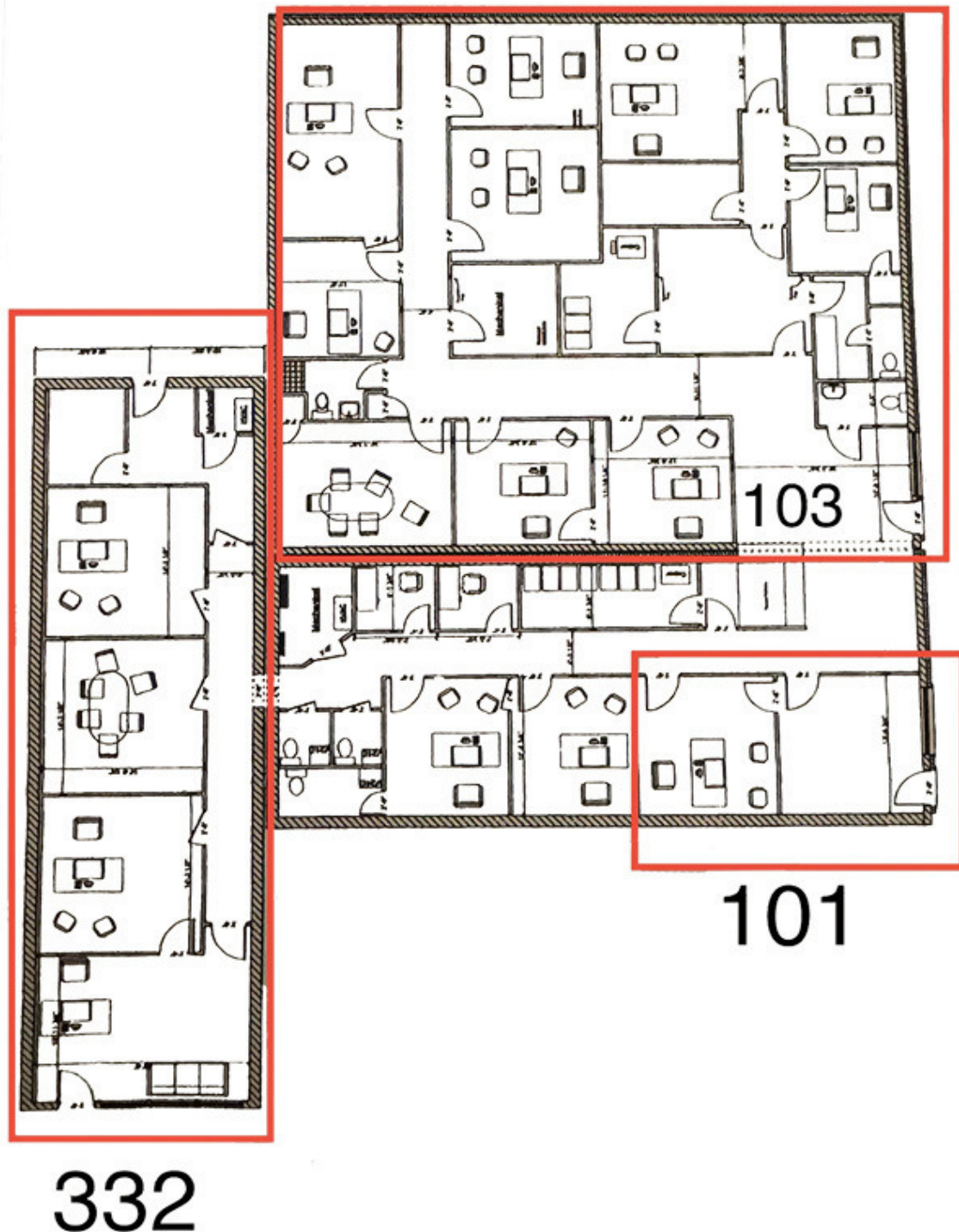
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