

FOR SALE



METAL RECYCLING CENTER INVESTMENT OPPORTUNITY

Inquire For Exact Address, Frankfort, NY



Sale Price	\$599,000
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OFFERING SUMMARY

Building Size:	6,318 SF
Lot Size:	5.5 Acres
Price / SF:	\$94.81
School Taxes 2023-24	\$7,004.37
County Taxes 2024	\$2,855.08
Zoning:	Highway Commercial
Market:	Utica, NY

PROPERTY OVERVIEW

Unique opportunity to purchase this turnkey operational metal recycling business with the real property as well as the New York State licenses to operate a salvage and recycling yard. Equipment Sold Separately. The property includes a 6,318+/- square foot building with four drive-in overhead doors situated on 5.5 +/- acres. A storage building is also included. This business has a staff in place and has tremendous potential. Clients and customers include municipalities, manufacturers, large contractors, farms & agriculture industry and the general public. Servicing New York, Vermont, Western Massachusetts & Northern Pennsylvania.

PROPERTY HIGHLIGHTS

- Well Established Salvage & Recycling Investment Opportunity
- Salvage & Recycling License
- Equipment Sold Separately
- Turn-key Operation
- 4 Drive-In Overhead Doors
- 5.5 Acre Site
- An Additional Storage Building Is Included

TOM LISCHAK, CCIM
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CENTURY 21
COMMERCIAL.
 Bridgeway Realty



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5.5+/- ACRE SITE

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FULLY OPERATIONAL

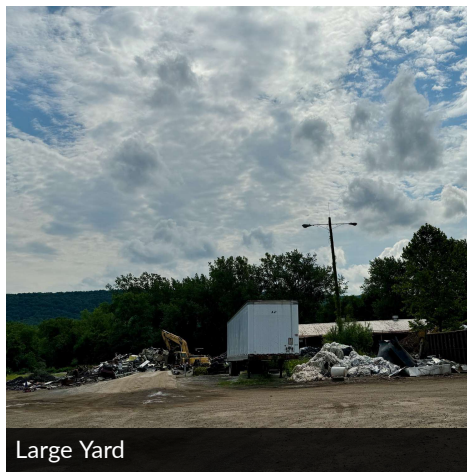
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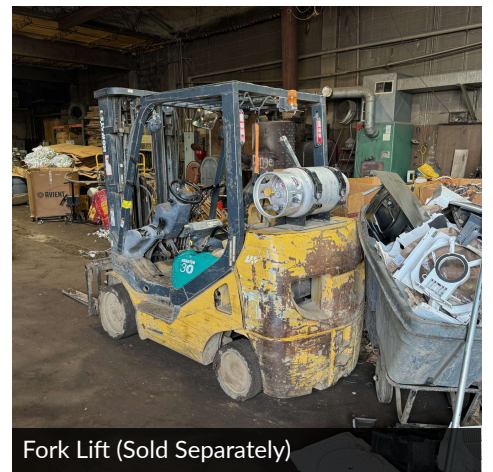
Large Scale Included



Indoor Scale



Large Yard



Fork Lift (Sold Separately)



Salvage Yard



Equipment (Sold Separately)

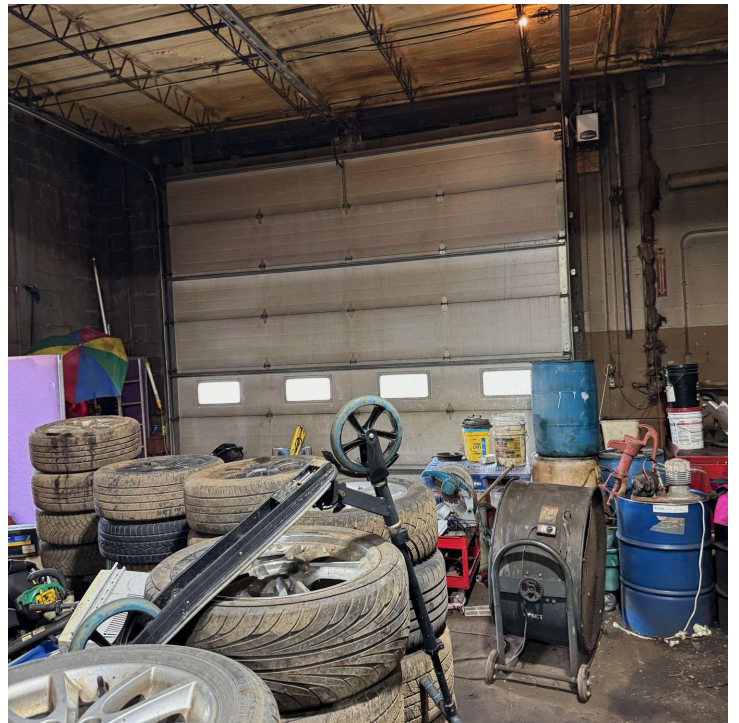
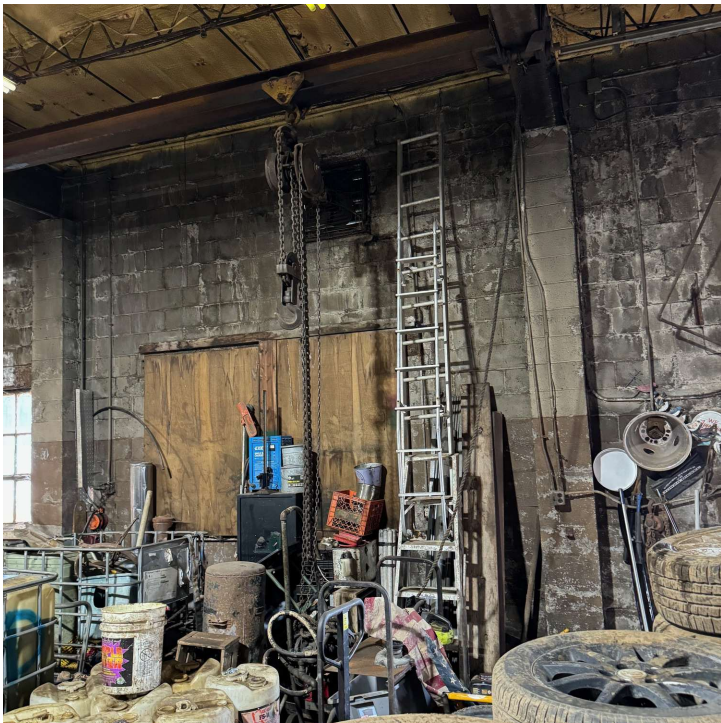
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6318 SQUARE FOOT BUILDING

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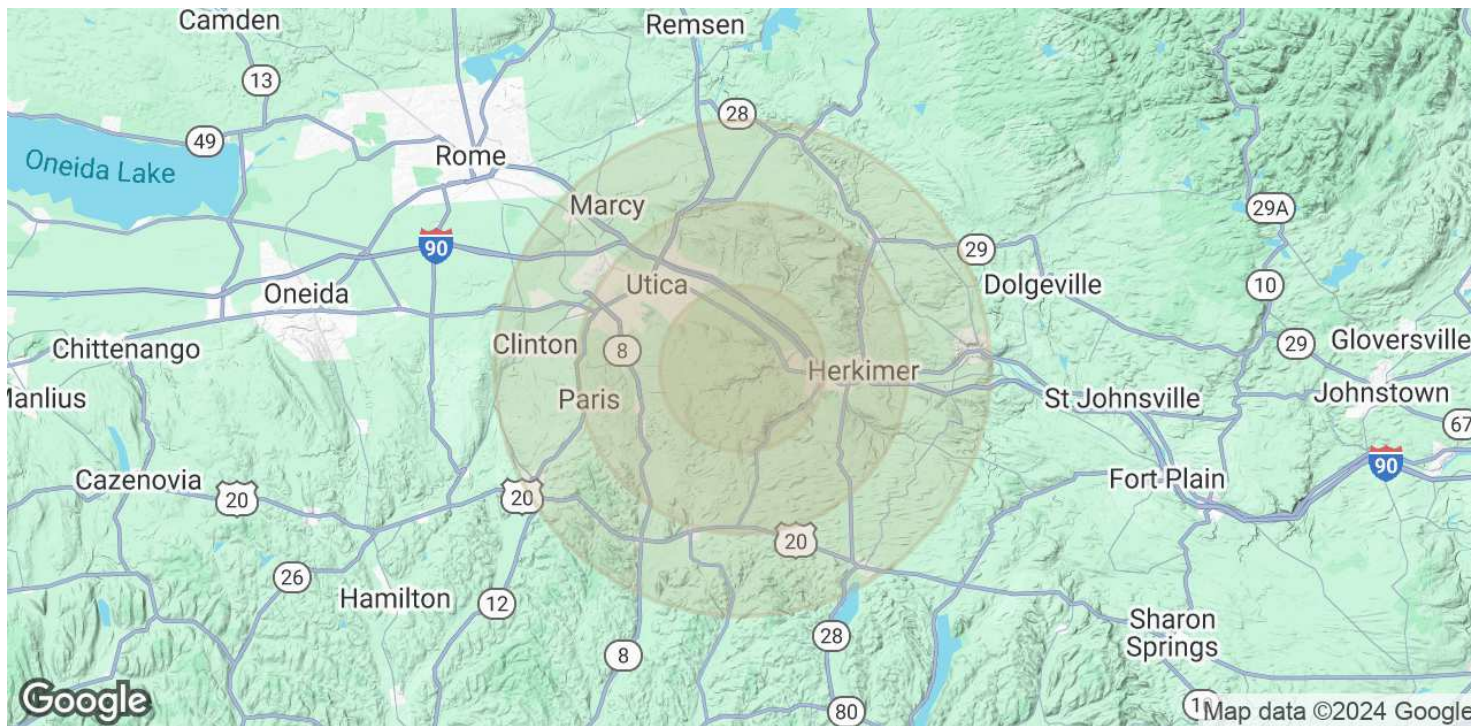
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LOCAL DEMOGRAPHICS

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	23,925	124,755	184,032
Average Age	42	41	42
Average Age (Male)	41	39	40
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,679	50,382	74,984
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$75,156	\$83,836	\$88,575
Average House Value	\$180,624	\$202,944	\$206,155

Demographics data derived from AlphaMap

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