

BURNS BROS PLUMBING

INDUSTRIAL PROPERTY FOR SALE

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COMMERCIAL

FOR SALE | BURNS BROS PLUMBING

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	18,780 SF
Available SF:	18,780 SF
Lot Size:	24.78 Acres
Price / SF:	\$37.01
Year Built:	1980
Zoning:	Commercial
Market:	Potsdam, NY

PROPERTY OVERVIEW

Office, Flex, Warehouse building that has been owned and occupied by Bruns Bros Plumbing. Available for sale.

PROPERTY HIGHLIGHTS

- Office, Warehouse, and Fabrication Shop
- Docks and Drive-In Doors
- Large Parcel (24.78 Acres)
- Two Outbuildings
- Immediately Adjacent to Wal-Mart
- Retail Frontage
- Retail Development Potential

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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FLOOR PLAN



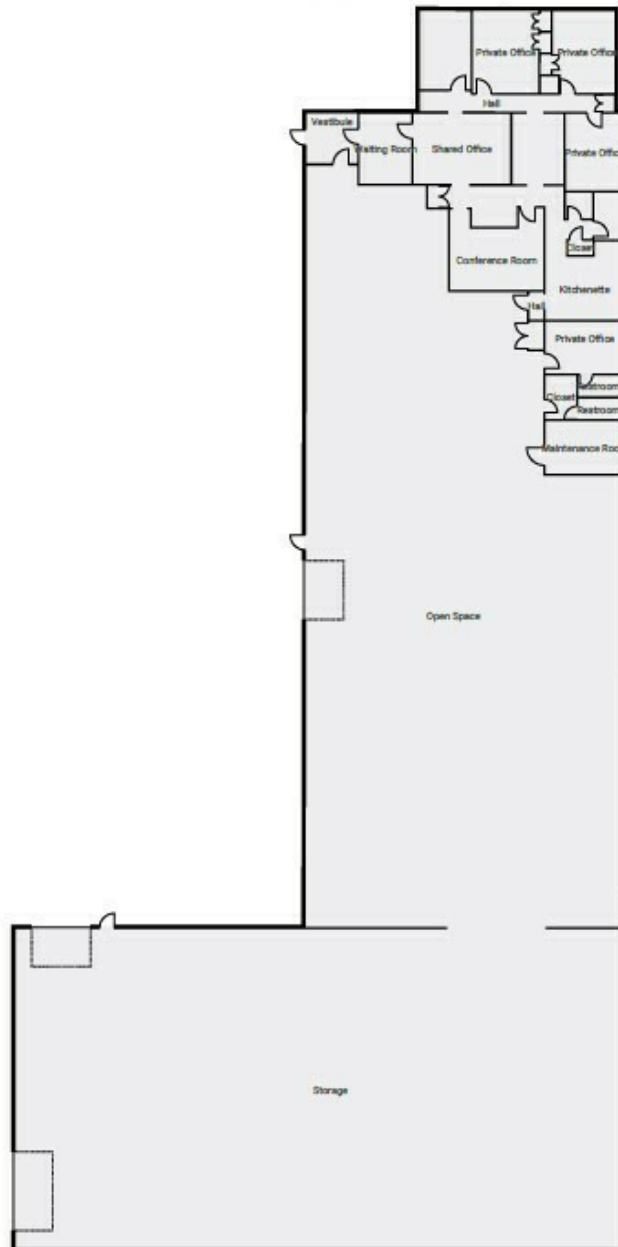
Potsdam Warehouse (7504 US 11)

7504 U.S. 11, 13676 Potsdam, New York, US
TOTAL AREA: 19386.30 sq ft • LIVING AREA: 19386.30 sq ft • FLOORS: 1 • ROOMS: 29



▼ **Ground Floor**

TOTAL AREA: 19386.30 sq ft • LIVING AREA: 19386.30 sq ft • ROOMS: 29



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 16' 32' 48' 1:354

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AERIAL

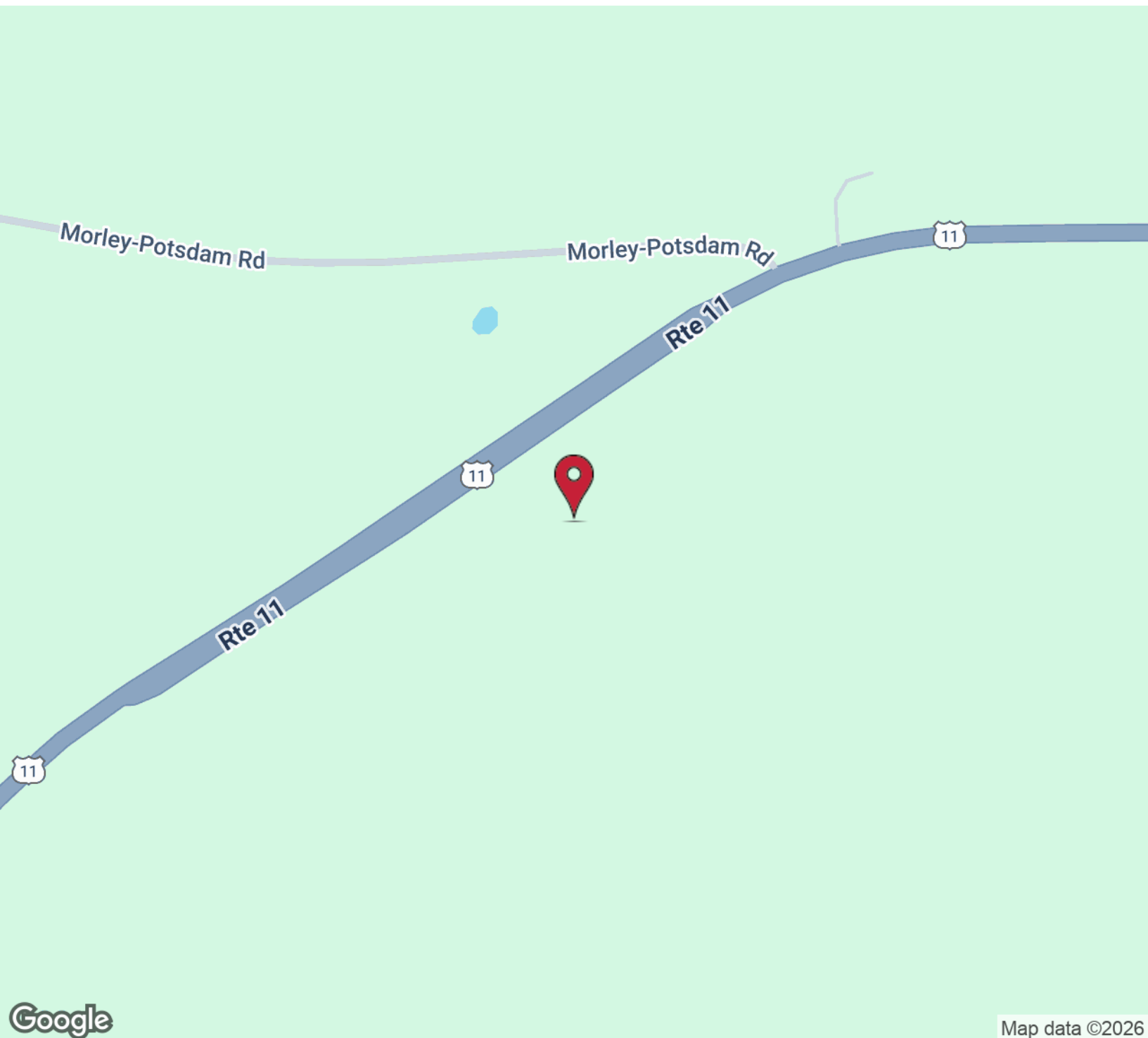
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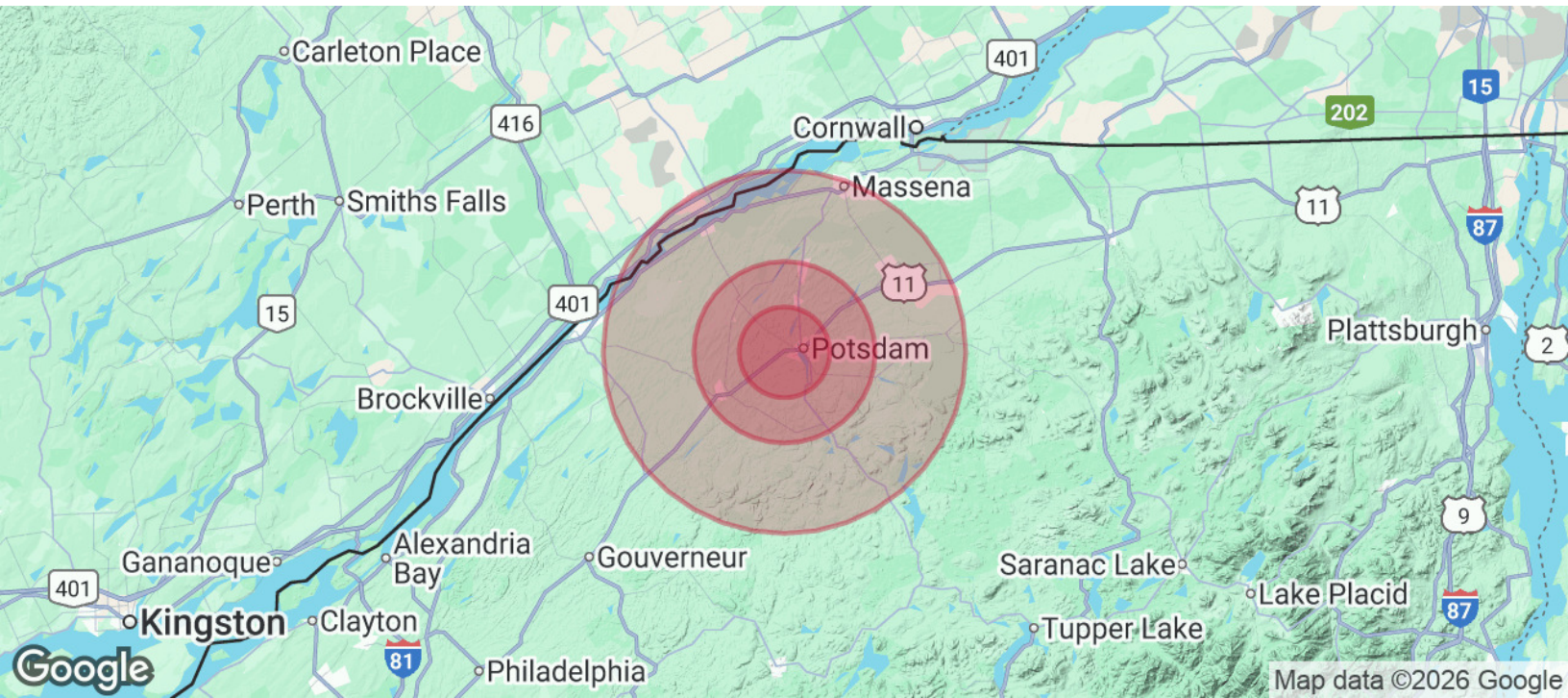
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	12,565	32,988	70,462
Average Age	34	38	40
Average Age (Male)	33	37	39
Average Age (Female)	35	38	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	4,084	11,393	26,716
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$63,016	\$72,018	\$75,593
Average House Value	\$202,639	\$198,898	\$186,633

Demographics data derived from AlphaMap

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