



3207 US-11

MEXICO, NEW YORK 13114



3207 US-11 | MEXICO, NY 13114

- Direct Frontage on NY 104 & US RT 11 (Corner Lot)
- 1.2 mi. I-81 Exit 34 (Parish/Mexico)
- 4.0 mi. Village of Mexico
- 9.0 mi. Pulaski (RT 11 N)

FOR SALE | 3207 US-11

EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: 3207 US 11, Mexico,
NY 13114

Sale Price: \$299,999

Square Footage: 1,911 +/-

Acreage: 0.8 +/-

Zoning: C1 - Commercial 1

Frontage: NY 104 - 166' &
US RT 11 - 327'

PROPERTY OVERVIEW

1,911 SF freestanding commercial building on a 0.8-acre signalized corner at US Rt 11 and NY Rt 104 in Mexico, NY. Proven 10+ year trailer sales tenancy. Town Commercial zoning, flexible owner-user repurposing.

PROPERTY HIGHLIGHTS

- Dual Frontage — US 11 + NY 104
- Stop-Light Dwell Exposure
- AADT - 5,500 +/-
- Curb Cuts on Both Routes

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TRENCA & CO CRE

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INTERIOR PHOTOS



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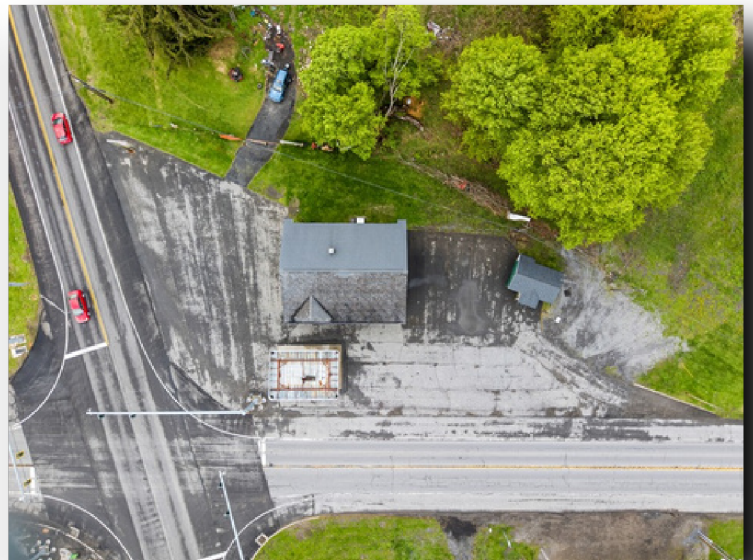
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EXTERIOR PHOTOS



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ARIEL



*****Property outlines are approximate**

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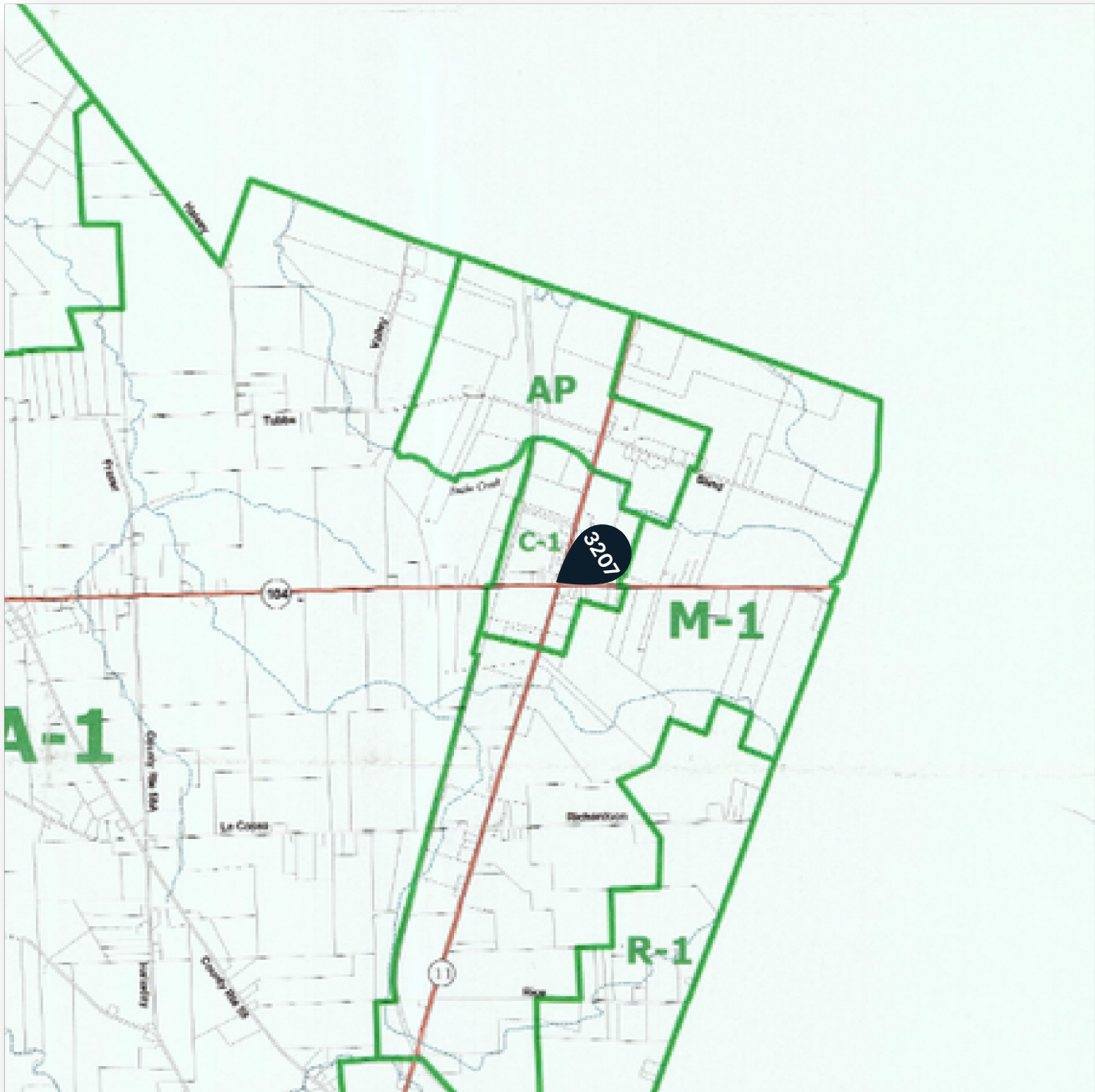
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ZONING MAP



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LICENSE

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