



# Offering Memorandum



**5059 New York 23**

**ONEONTA, NY 13820**

**PRESENTED BY:**

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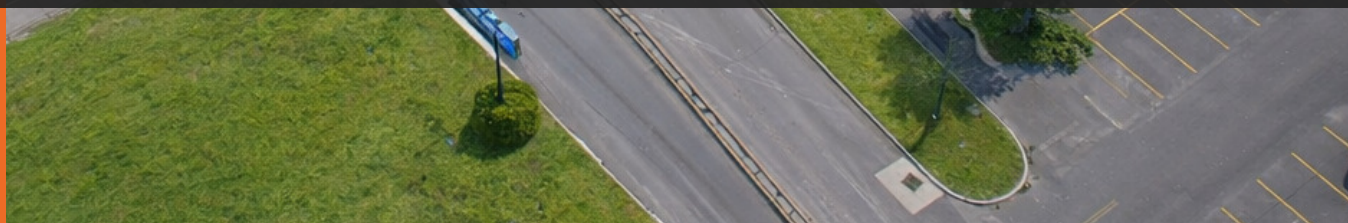
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# The Team

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# MEET THE TEAM



**Lisberto Calvo**

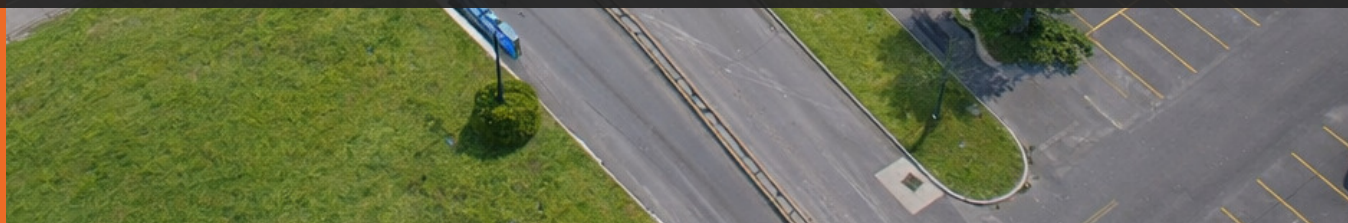
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# Property Information



## PROPERTY SUMMARY

**5059 NEW YORK 23**

ONEONTA, NY 13820

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>LOT SIZE:</b>	1.12 Acres
<b>PRICE / ACRE:</b>	\$1,428,571



## PROPERTY SUMMARY

Offered for sale is a 1.12+ acre commercial parcel along NY-23 in the Oneonta market, providing direct frontage and strong visibility along a primary commercial route. The site presents a clear redevelopment opportunity, allowing investors or owner-users to reposition the property in line with current market demand. With a functional layout and accessible configuration, the parcel supports a variety of commercial uses and offers a straightforward path to value creation.

## PROPERTY HIGHLIGHTS

- 1.12+ Acres
- NY-23 Frontage with Signalized Access
- Across from Major Retail Center
- On-Site Parking and Established Access
- Reposition or Redevelopment Opportunity
- Flexible Commercial Use Potential



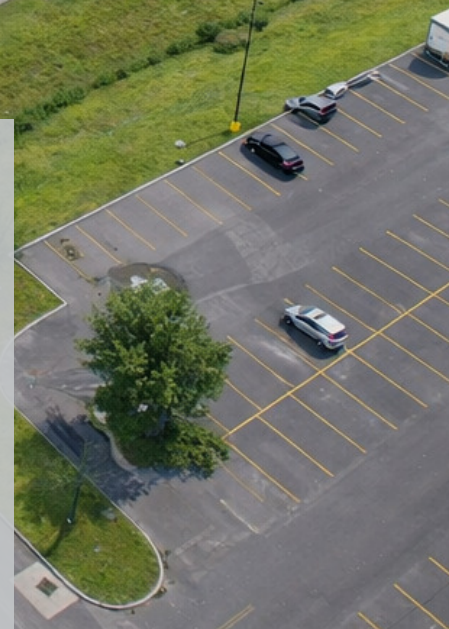
**NY-23 FRONTAGE**



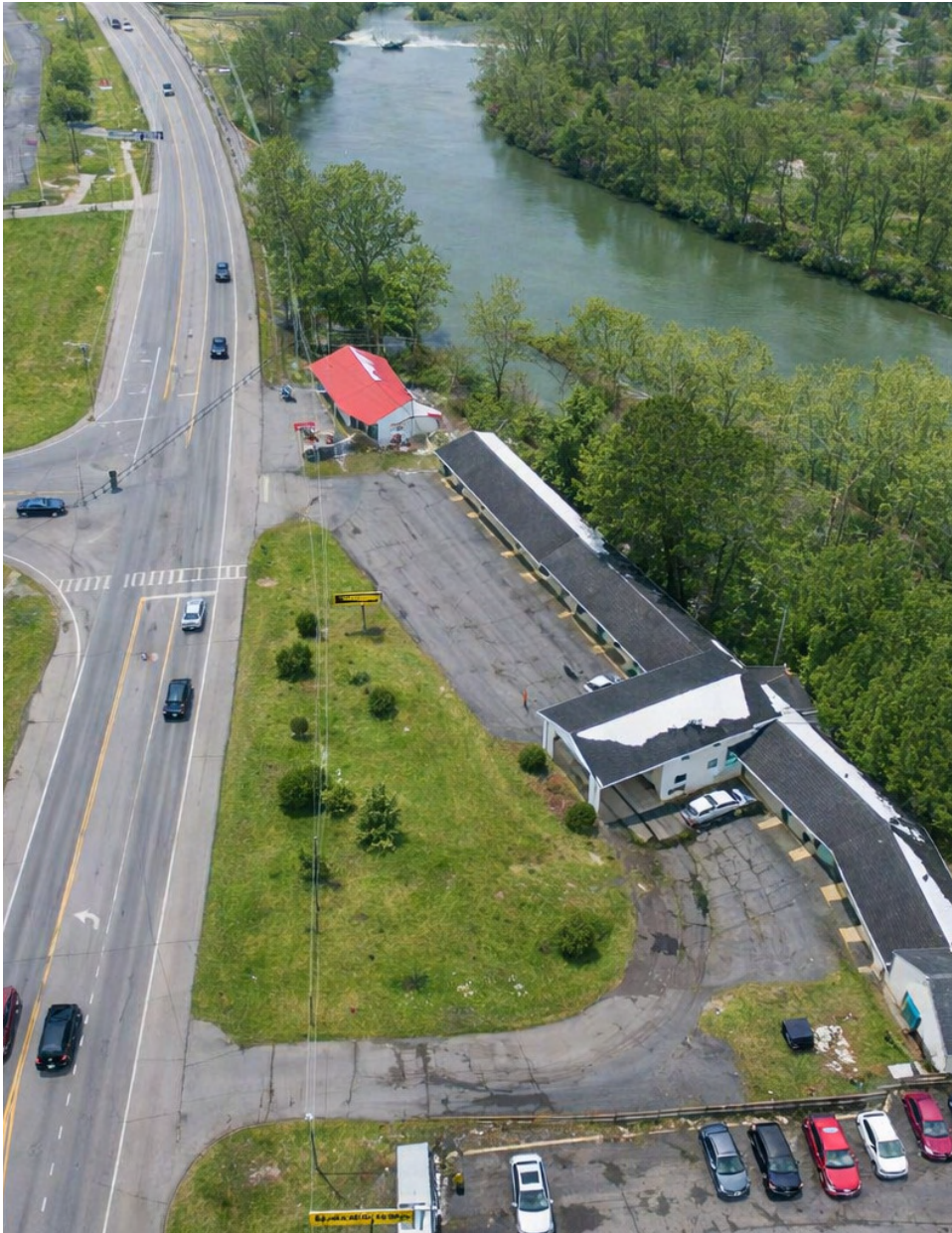
**ON-SITE PARKING**



**PRIME LOCATION**

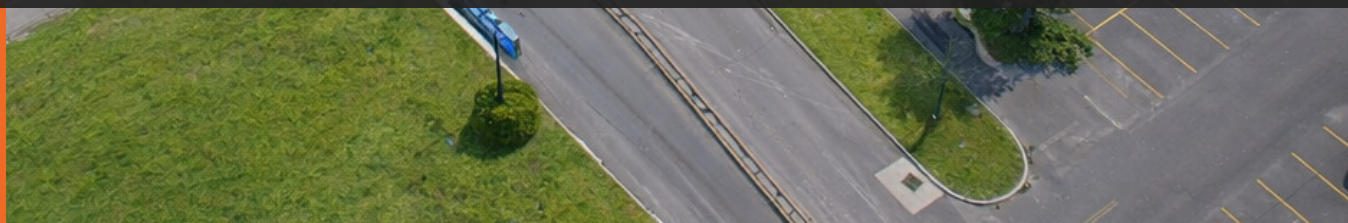


# ADDITIONAL PHOTOS





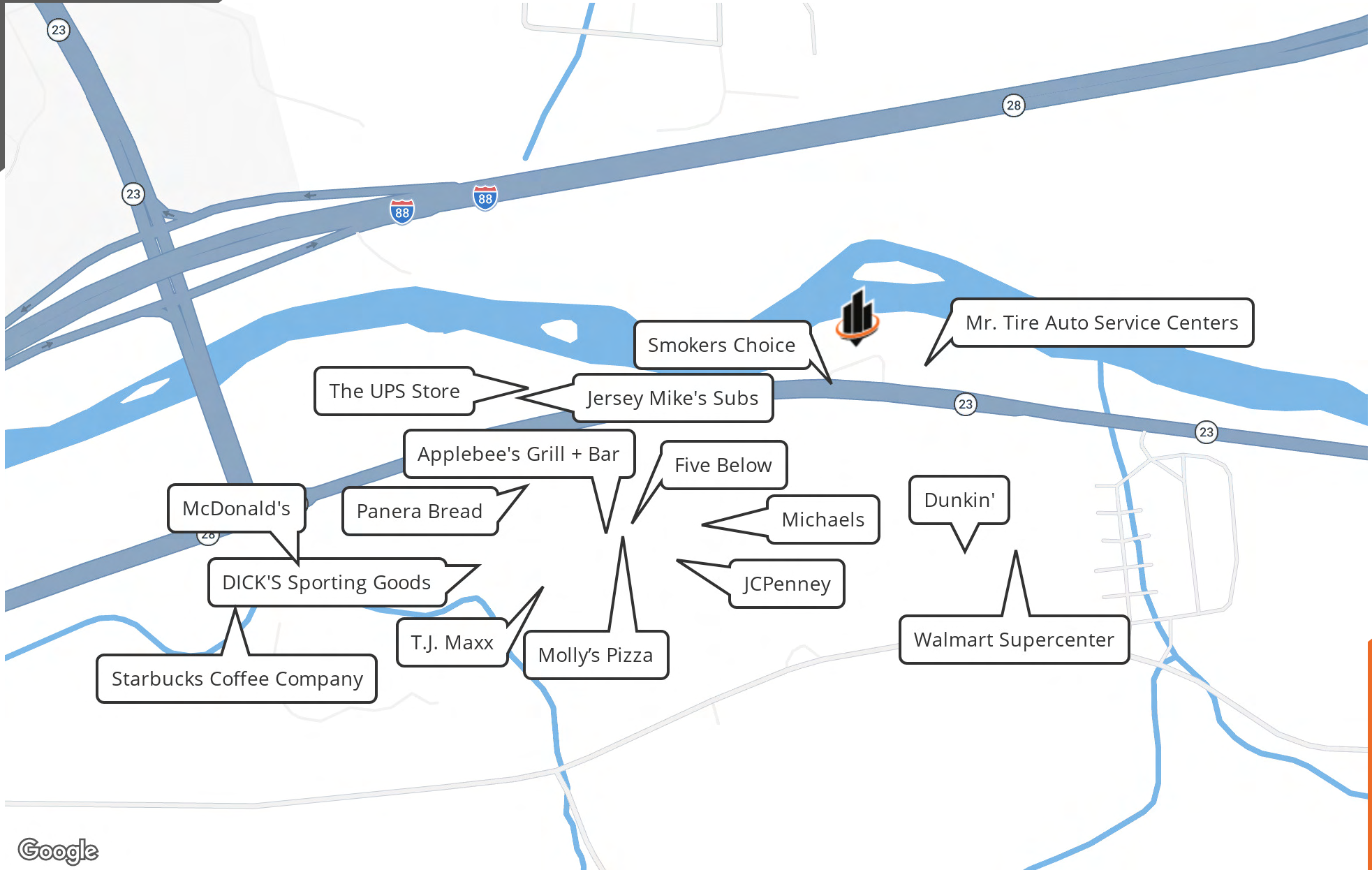
# Location Information



## LOCATION DESCRIPTION

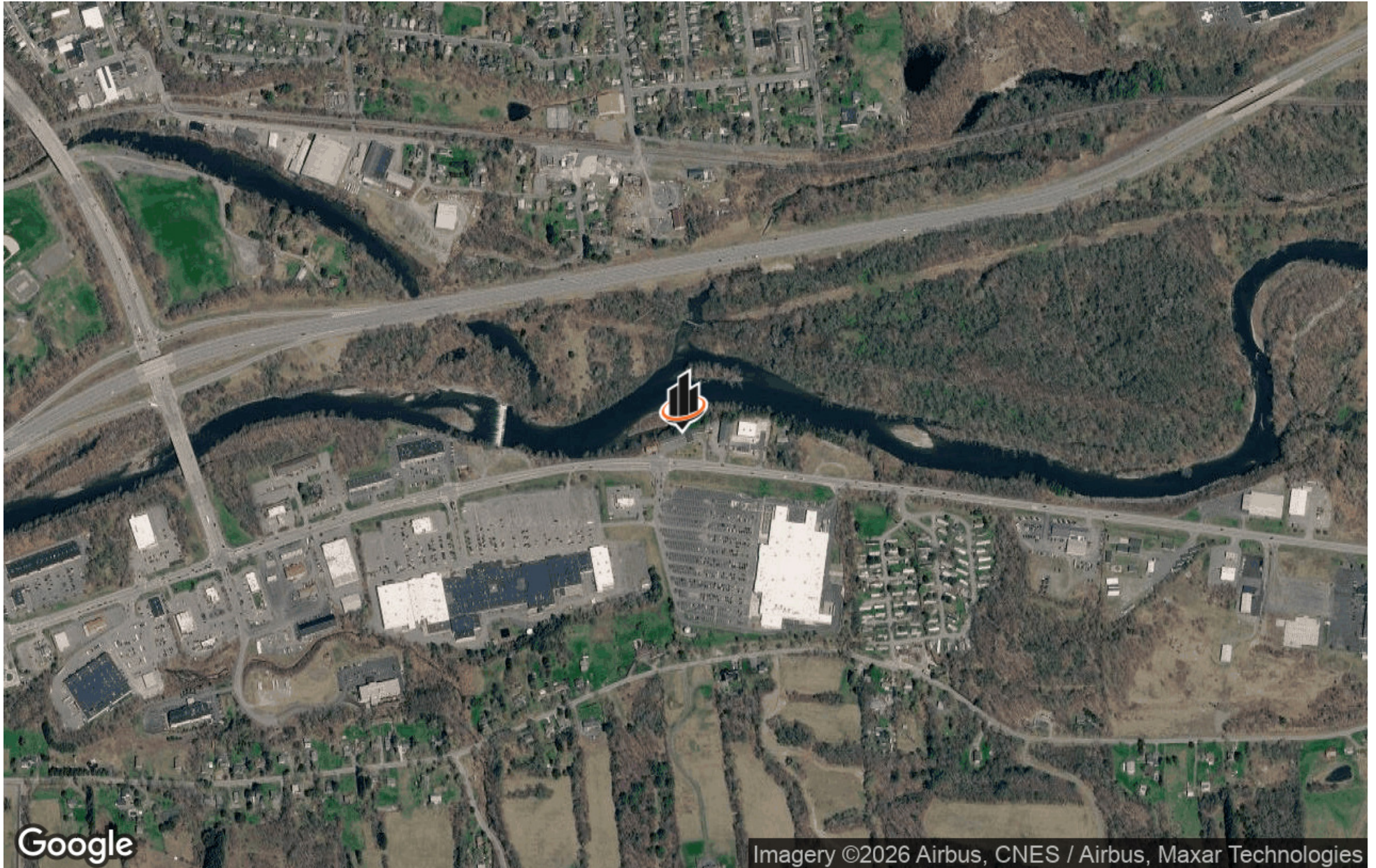
5059 NY-23 is positioned along a primary commercial corridor in the Oneonta market, offering direct frontage and visibility along a well-traveled state route. The property sits at a signalized intersection and directly across from a large-format retail center, providing consistent traffic flow and strong commercial presence. The site benefits from proximity to the City of Oneonta, SUNY Oneonta, and Hartwick College, supporting both local and student-driven demand. Surrounding uses include national and regional retailers, service businesses, and established commercial operators, reinforcing the area as a recognized retail and service hub within Otsego County.

# RETAILER MAP



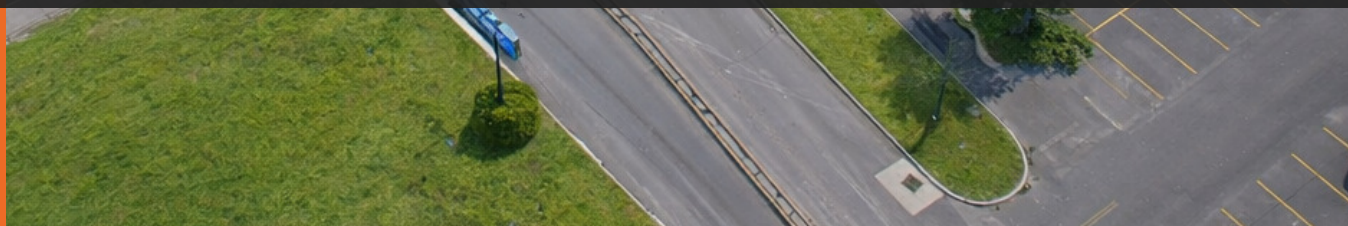
Google

# AERIAL MAP





# Demographics



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	62	499	2,415
AVERAGE AGE	46	47	45
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	49	50	48

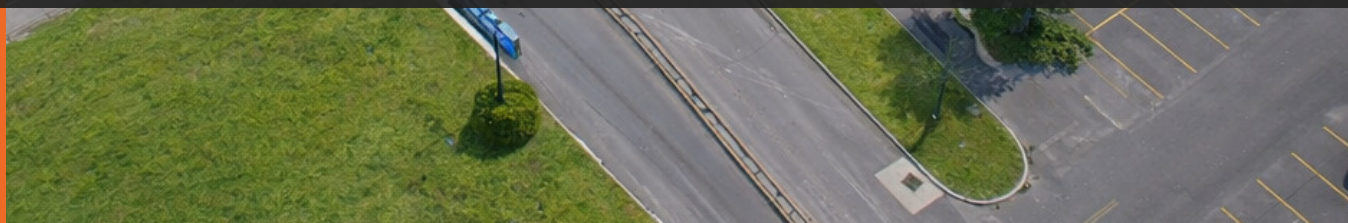
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	22	184	1,033
# OF PERSONS PER HH	2.8	2.7	2.3
AVERAGE HH INCOME	\$88,591	\$102,363	\$99,874
AVERAGE HOUSE VALUE	\$216,182	\$206,942	\$206,269

Demographics data derived from AlphaMap





# Sale Comparables



# SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

(click '  **Edit Sale Comps**' in the Page Edit Bar)



It turns out, you don't have any Comps Selected!

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## THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

**225+ Offices** across the globe (and expanding)

**Accelerated growth** through the **collective strength** of our network

**Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

**7+7** Core Services & Specialty Practice Areas

**More offices in the US** than any other CRE company

Comprehensive **training & support**

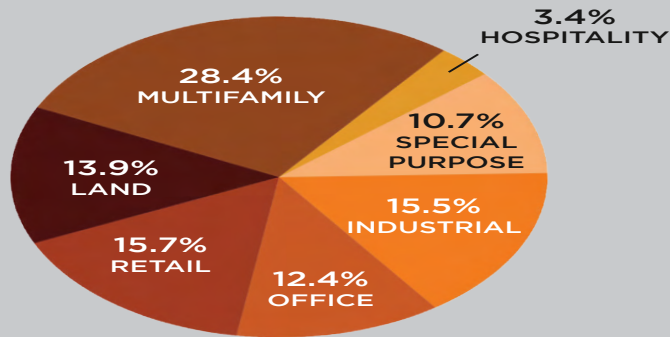
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

# THE SHARED VALUE NETWORK®

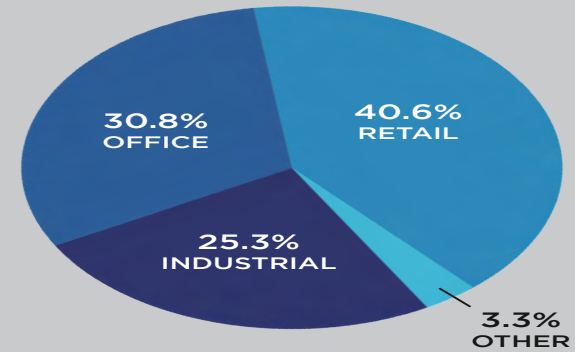
# WORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

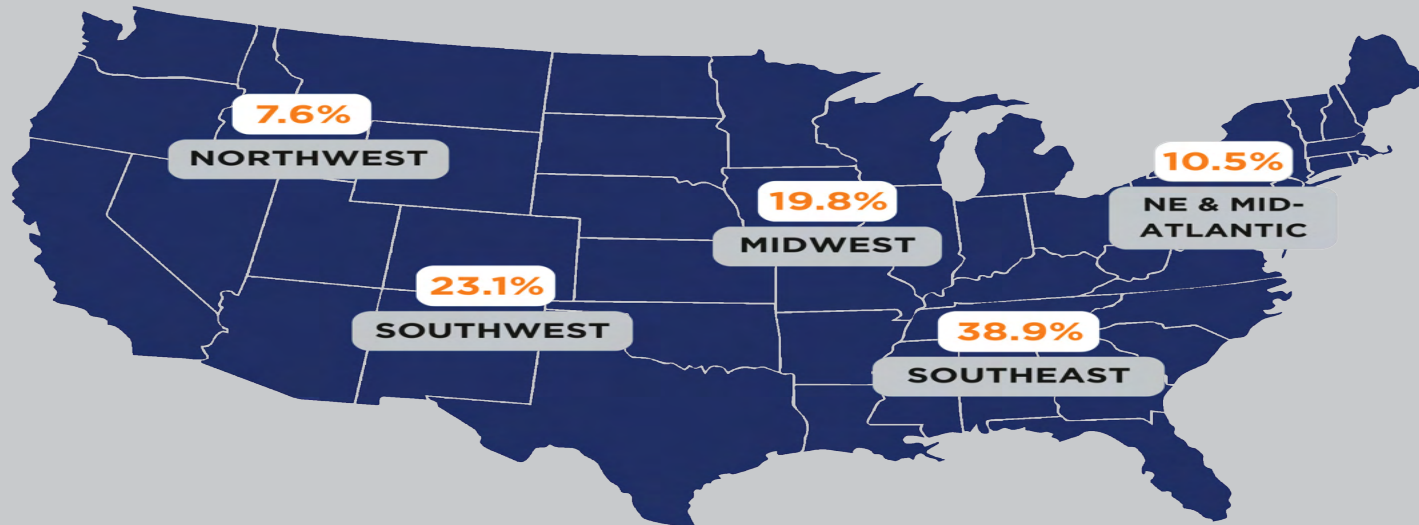
## SALES



## LEASING



## TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



\*DATA BASED ON US SALES

\*\*Leasing includes both Landlord and Tenant Representation.

\*\*\*The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

svn.com 1309 Beacon Street, Suite 300 Brookline, MA 02446

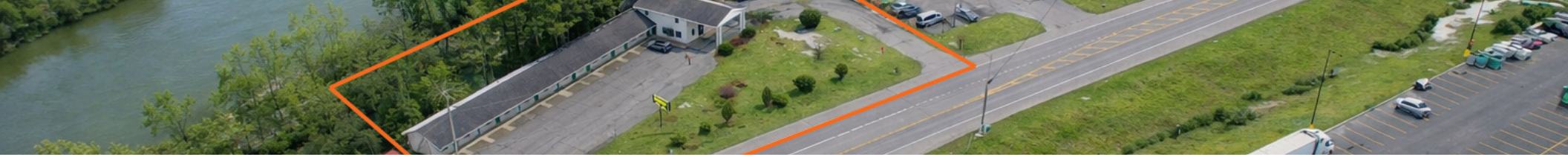
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## MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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