



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**8 HARRISBURG ROAD  
STONY CREEK, NY 12878**



**FOR SALE**

**1,825± SF**

**VALUE ADD  
MIXED USE PROPERTY**

**EXCLUSIVE CONTACT**

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**April L. McFee**  
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**pyramidbrokerage.com**

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# INVESTMENT OPPORTUNITY

## Property Highlights

- Mixed Use Property With Below Market Rents
- 100% Occupied
- Ground Level Retail With (2) Apartments On The Second Level
- House And (2) Rental Garages Behind The Main Building.
- Includes 0.71 Acres Of Vacant Land Directly Across The Street
- The Stony Creek Region Within The Adirondacks Is A Hub For Outdoor Recreation And Conservation

Demographic	1 Mile	3 Miles	5 Miles
Population	361	599	1,124
Households	172	251	490
Average H.H. Income	\$71,225	\$73,607	\$89,962
Daytime Employees	79	107	165

Source: ESRI

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**For additional information, please  
contact:**



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