

**SALE**

# Camp Oswego

**2276 OLD ROUTE 17**

Windsor, NY 13865

**PRESENTED BY:**

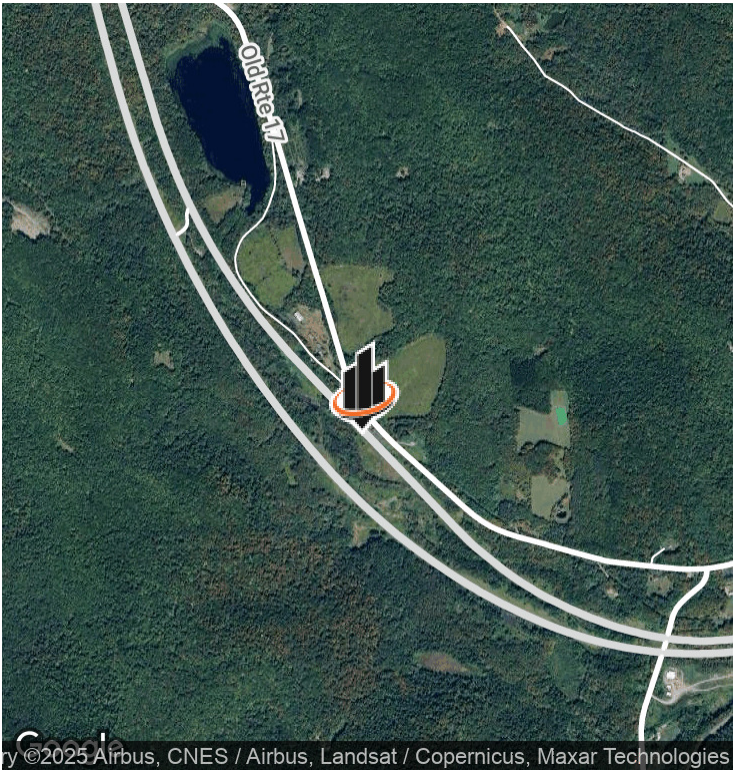
**SCOTT WARREN, CCIM**

O: 607.621.0439

scott.warren@svn.com

NY #10491212432

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,999,000
NUMBER OF UNITS:	23
LOT SIZE:	110 Acres
BUILDING SIZE:	4,360 SF

PROPERTY DESCRIPTION

Explore the potential of this remarkable property, a 110-acre camp, located on Old Route 17 with fast access to the I-86 interchange. Featuring 23 buildings, a 32-acre undeveloped lake, and significant frontage along Interstate 86 for visibility and signage, the property is well-suited for a range of uses.

Potential developments include continued use as a camp, an educational center, a corporate or wellness retreat, or even sustainable projects like wind or solar energy installations. The undeveloped lake provides additional potential for recreational or commercial development.

For those seeking even more possibilities, an additional 141 acres can be purchased, expanding the property's scope. Owner financing is available for qualified buyers, making this a truly accessible and unique opportunity.

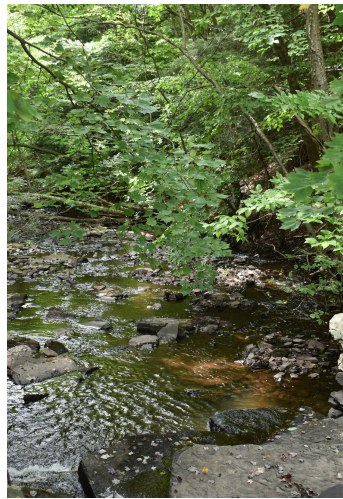
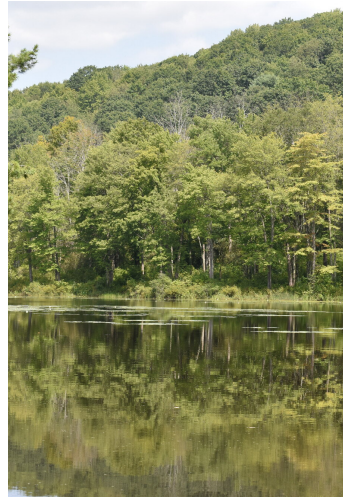
PROPERTY HIGHLIGHTS

- 110 acres with 23 buildings and a 32-acre undeveloped lake.
- Significant frontage on Interstate 86 for visibility and signage.
- Convenient location near Old Route 17 and I-86 interchange.

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## ADDITIONAL PHOTOS



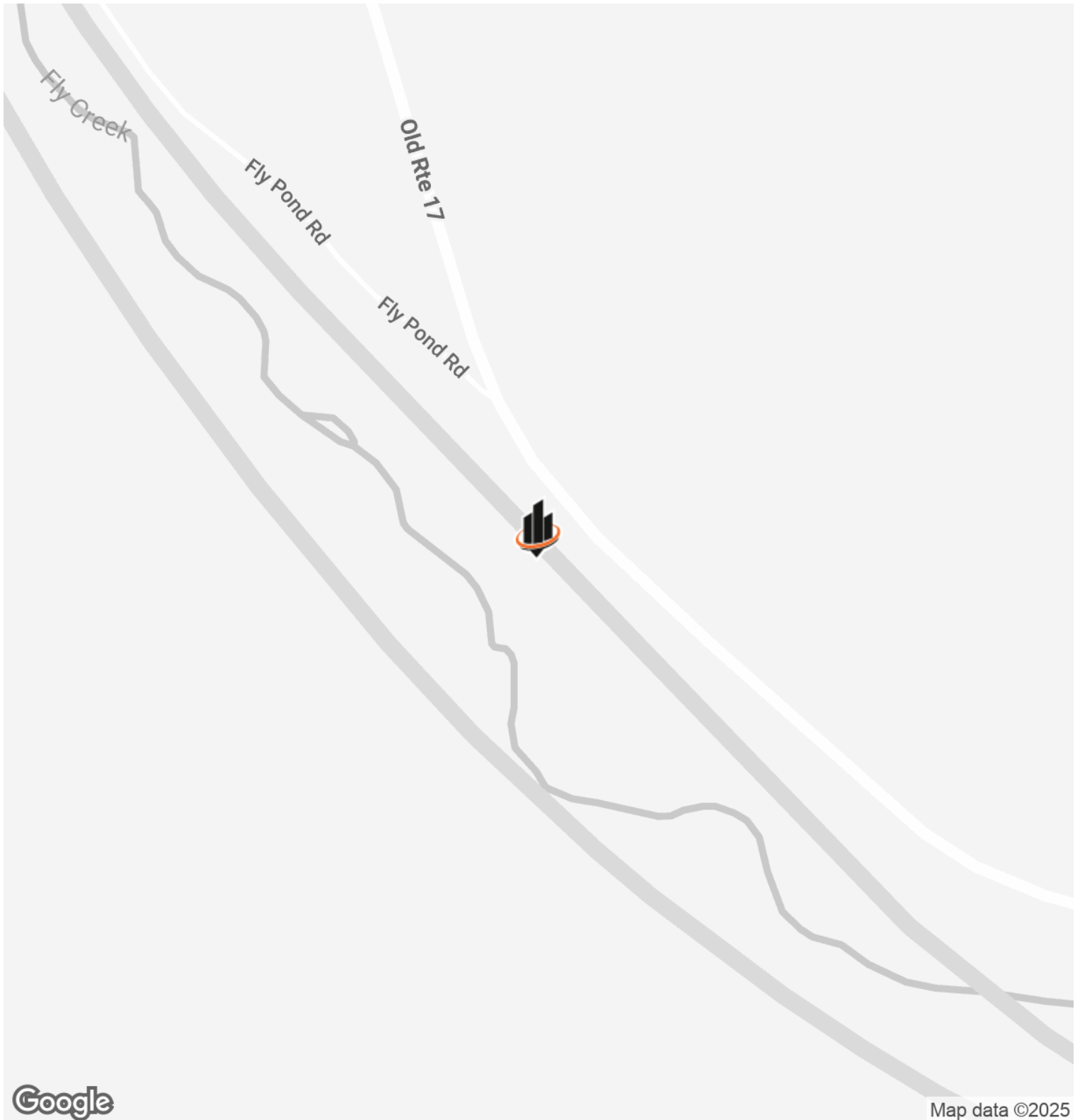
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## LOCATION MAP



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