



**CHARLESBANK REALTY GROUP**  
INVESTMENT, DEVELOPMENT & PROPERTY MANAGEMENT

## **FOR SALE OR LEASE – Prime Retail/Medical/Pad Site**



**Located At: 561 Broad Street, Waverly, NY 14892**

**Contact:**

J. Nicholas Slottje  
President & CEO  
[jnslottje@gmail.com](mailto:jnslottje@gmail.com)  
508-625-2227 (Office)  
617-939-6609

[www.charlesbankrealtygroup.com](http://www.charlesbankrealtygroup.com)

## 561 Broad Street, Waverly, NY 14892

### Property Description & Aerial

#### 10,000 SF Available

Former Salvation Army in Waverly NY is available for Sale or Lease. Wide open floor plan, commercially zoned with oversized parking lot allows for a multitude of uses, including a pad development opportunity. Renovations and upgrades are complete and property is available immediately. 10,000 SF of prime commercial space sits in a tremendous location just off NYS RT 17/86 at exit 61. Roughly a 4,000 SF basement also available for storage.

CALL FOR PRICING.



#### UPGRADES INCLUDE:

- Vanilla shell condition
- Exterior Paint / Block Repair
- New Parking Lot – Resurfaced
- New Canopy, decking, insulation & rubber roof
- New overhead doors
- Refinished floors
- New ADA compliant bathrooms
- Office build out – Sheet rock & Paint

**561 Broad Street, Waverly, NY 14892**

**Photos**





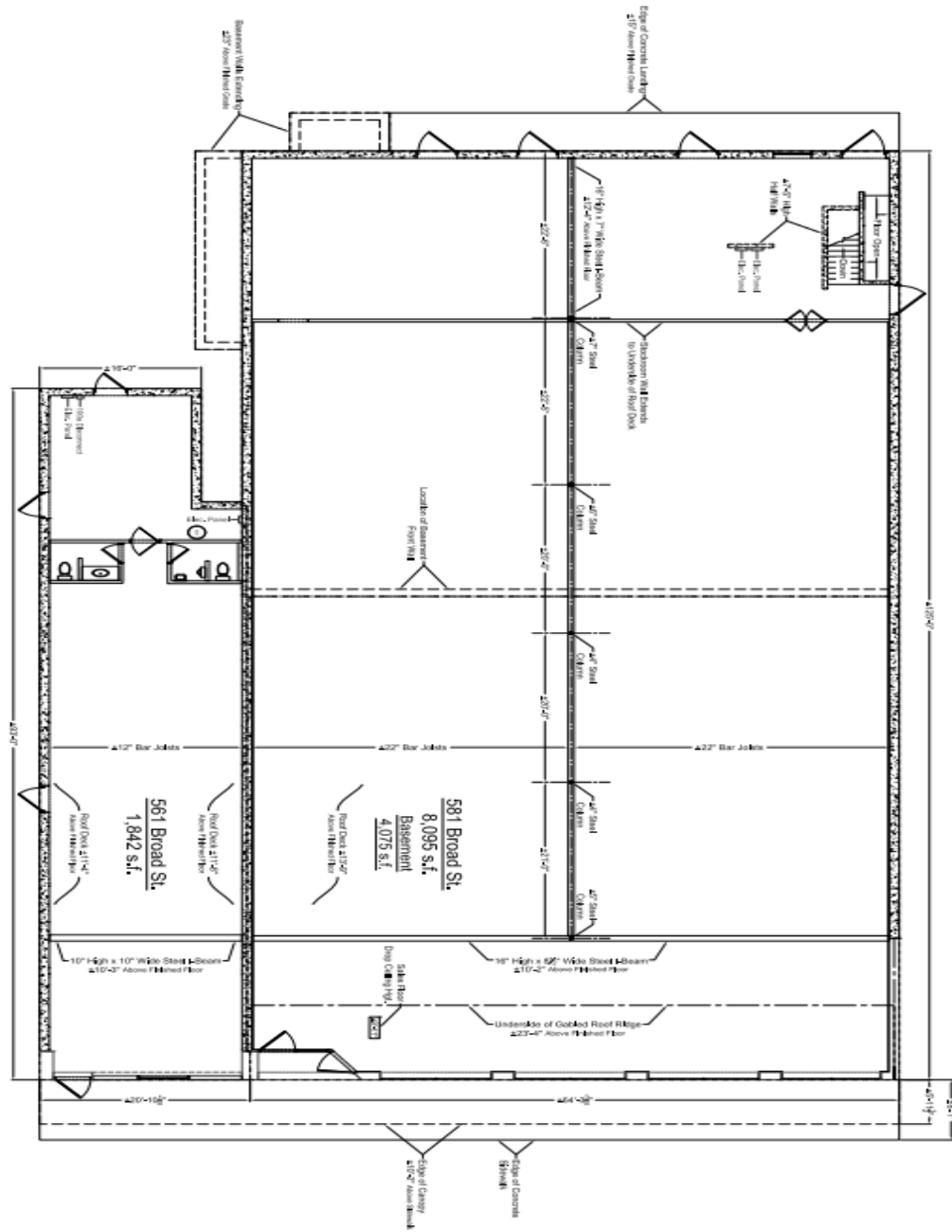
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Photos



# 561 Broad Street, Waverly, NY 14892

## Floor Plan



Floor Plan  
Scale: 1/8" = 1'-0"

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Survey

