

4591 US RT 20
Richfield Springs, NY 13439

FOR SALE | LAND

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	62.5 Acres
Zoning:	01- Not Zoned
MLS#:	201801001
Traffic Count:	2,456
Price / SF:	\$0.37

PROPERTY OVERVIEW

Softball Camp For Sale! The property consists of three (3) built softball fields, concession area, eight (8) partially built bunk houses, and a 1,300 SF administrative building. The Property consists of three (3) parcels totaling 62.5 acres. Fantastic location 10 miles North of Cooperstown, NY with easy access from US Highway 20. For more information please contact the listing brokers.



Kenneth Brownell

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Christopher Farrell

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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LOCATION MAPS



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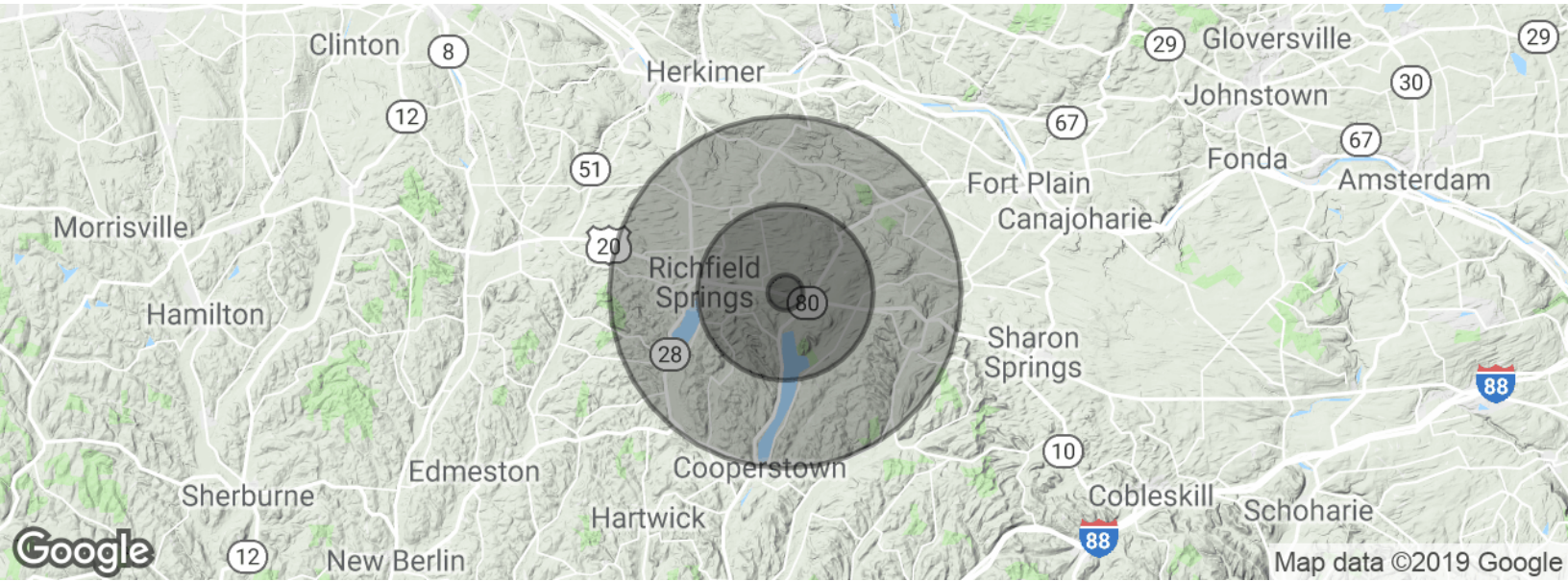
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	137	3,045	13,657
Median age	43.0	44.9	45.4
Median age (Male)	42.9	44.4	44.8
Median age (Female)	42.8	45.1	45.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	52	1,222	5,567
# of persons per HH	2.6	2.5	2.5
Average HH income	\$63,795	\$65,877	\$65,208
Average house value	\$131,351	\$167,915	\$219,929

* Demographic data derived from 2010 US Census

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