

FOR SALE



# 22252 US ROUTE 11

Watertown, NY 13601



## PROPERTY DESCRIPTION

Unlock the potential of this 3,116 SF free-standing commercial building on a 0.7-acre parcel just off US Route 11 and minutes from downtown Watertown. Renovated in 2019 with durable steel frame construction, the building features office and warehouse space, an 8 ft grade-level door, forced-air heaters, and two floors ideal for storage or additional offices. Zoned for a wide range of uses, the property includes a large paved lot and fenced-in backyard. Adjacent to a gas station and located in a high-traffic corridor, this is an ideal opportunity for investors or owner-users seeking visibility and versatility.

## PROPERTY HIGHLIGHTS

- 3,116 +/- SF free-standing building on a 0.7 acre parcel
- Steel frame construction with renovations completed in 2019
- Commercial zoning allows for a wide range of permitted uses
- Includes both office and warehouse space
- Second floor suitable for storage or additional office build-out
- 8-foot grade-level overhead door for easy loading and unloading
- Hanging forced-air heaters for efficient climate control
- Large paved parking lot offering ample on-site parking
- Fenced-in backyard provides added utility and security
- Located directly off US Route 11 with excellent visibility
- Adjacent to a gas station and convenience store
- Just minutes from the center of Watertown
- High-traffic location ideal for retail, office or flex use

## OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	0.69 Acres
Building Size:	3,116 SF

**TOM LISCHAK, CCIM**

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COMMERCIAL.**  
Bridgeway Realty



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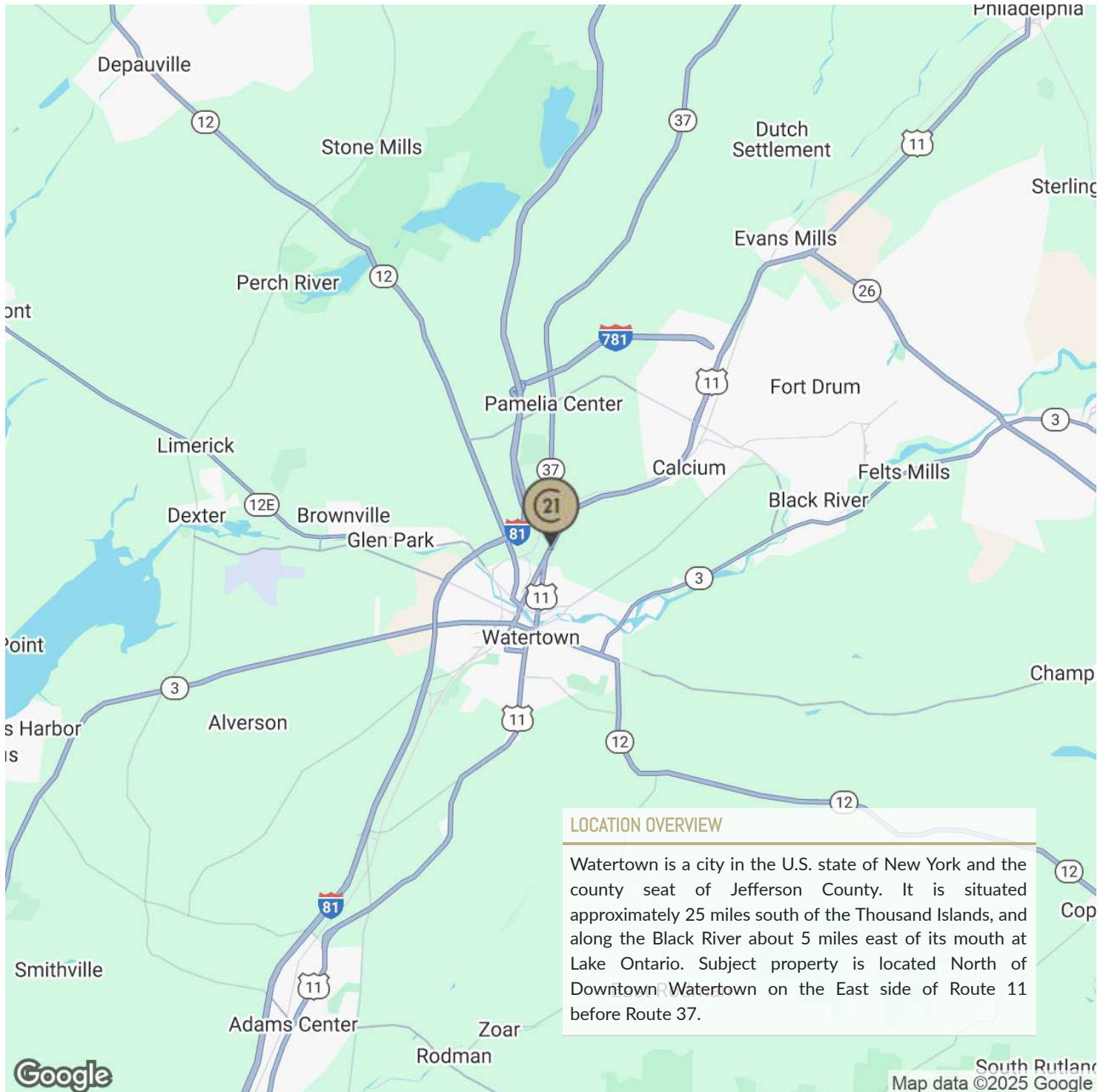
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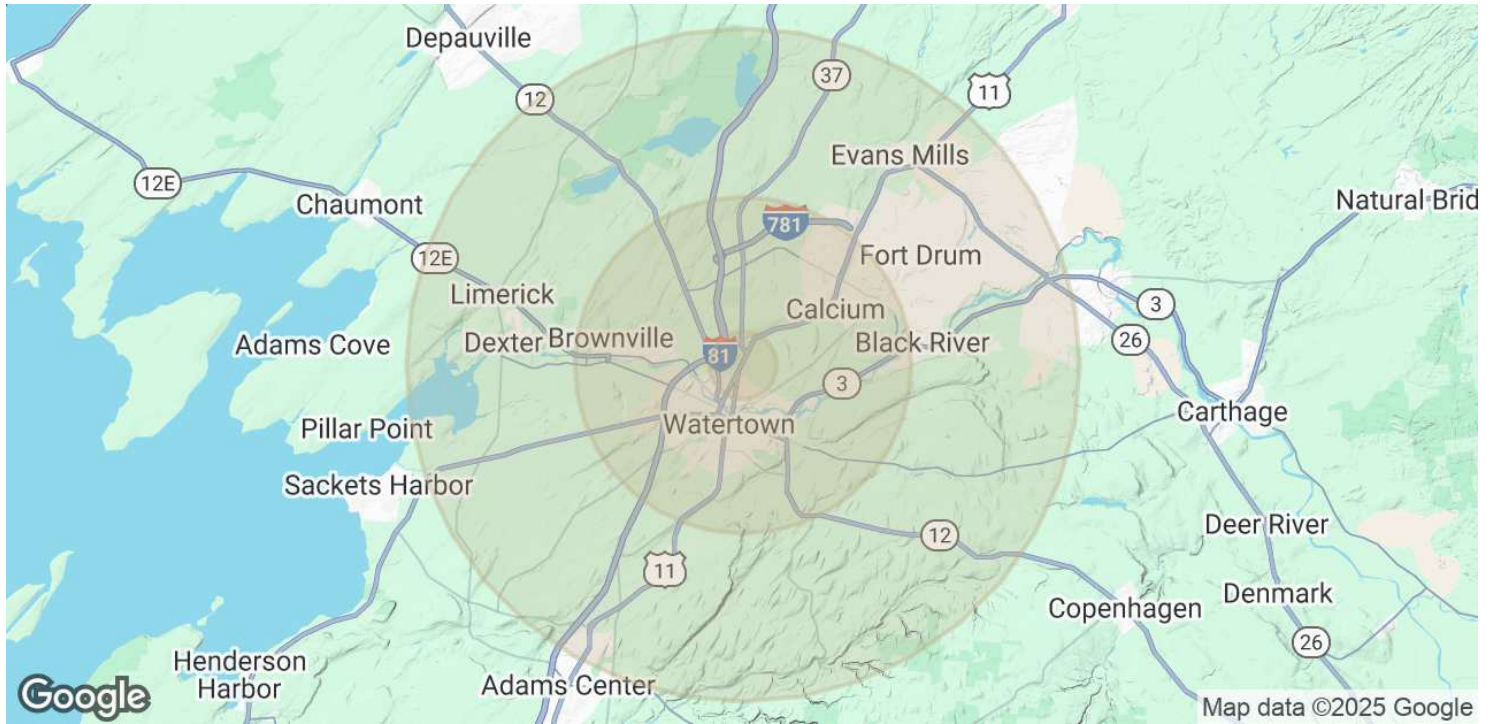


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,609	42,716	72,094
Average age	34.7	32.8	31.5
Average age (Male)	33.6	30.4	29.6
Average age (Female)	36.7	36.0	33.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,181	17,434	27,809
# of persons per HH	2.2	2.5	2.6
Average HH income	\$39,264	\$49,920	\$51,123
Average house value		\$114,731	\$133,617

\* Demographic data derived from 2020 ACS - US Census

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