

LAFAYETTE PLAZA

For Sale-Mixed Use Retail Spaces

2507 US Route 11 LaFayette, NY 13084



OFFERED AT
\$1,375,000

Property Highlights

- M&T Bank & United States Postal Service anchor tenants
- Located at a high traffic intersection on the corner of Route 11 & Route 20
- Conveniently located less than .25 miles from 81 North & South, on and off ramps

Key Features

- Area has multiple access points with 42 parking spaces
- Well maintained plaza with Recent updates on newly paved lot, newer partial roof, A/C units installed '23
- Current Cap of 5.5% and a pro forma rate of 9% (fully occupied with market leases)
- GLA of 10,000 sf +/-



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"Although property information is from sources deemed reliable, no express representation is made nor is any to be implied as to the accuracy thereof. It is submitted subject to errors, omissions, change of terms or conditions, withdrawal without notice."

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