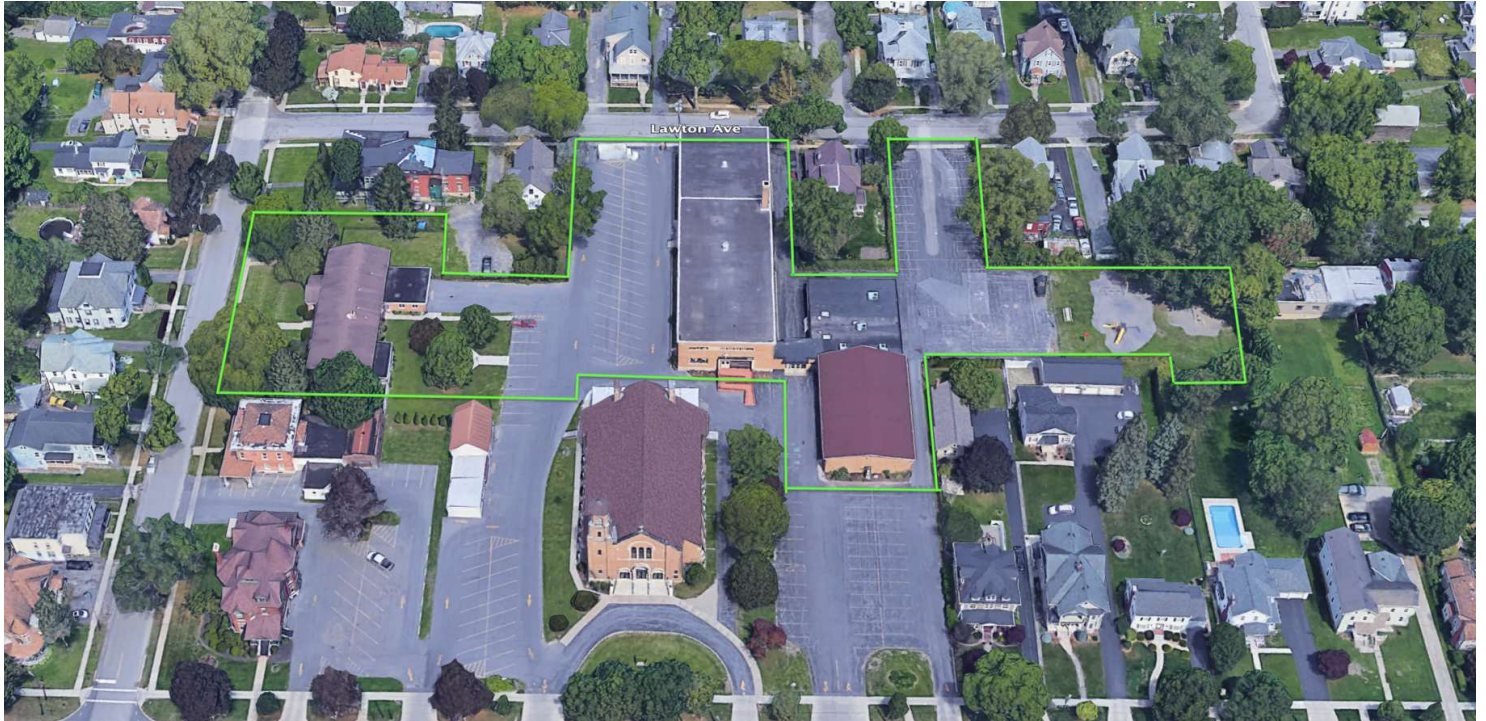


FOR SALE



89 E GENESEE ST

Auburn, NY 13021



PROPERTY DESCRIPTION

Presenting a unique opportunity at 89 E Genesee St in Auburn, NY. Once a convent, the rectory boasts a rich history and was home to many nuns. The second floor features 16 rooms, each equipped with sinks, while the ground floor offers a full kitchen, a kitchenette/butlers kitchen, dining areas, an all-season porch, and multiple living rooms. The school area comprises spacious classrooms, offices, shared bathrooms, and a gym. Additionally, the basement hosts an original soda shop and a commercial kitchen with a dining area. The property includes three large parking lots/paved areas and a dedicated playground area, offering ample space for various activities and events.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,659	15,484	25,530
Total Population	14,791	35,736	59,545
Average HH Income	\$68,766	\$79,200	\$90,935

PROPERTY HIGHLIGHTS

- 46,812 +/- SF School building with Gymnasium and Cafe
- 8,594 +/- SF Rectory with rich history as a former convent
- Built in 1950 and 1980, offering timeless architecture
- Zoned R-2, allowing for versatile opportunities
- Strategically located in the heart of the Auburn area

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	2.75 Acres
Building Size:	55,406 SF

CHRIS SURACI

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TOM LISCHAK, CCIM

315.430.0443

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COMMERCIAL.
Bridgeway Realty

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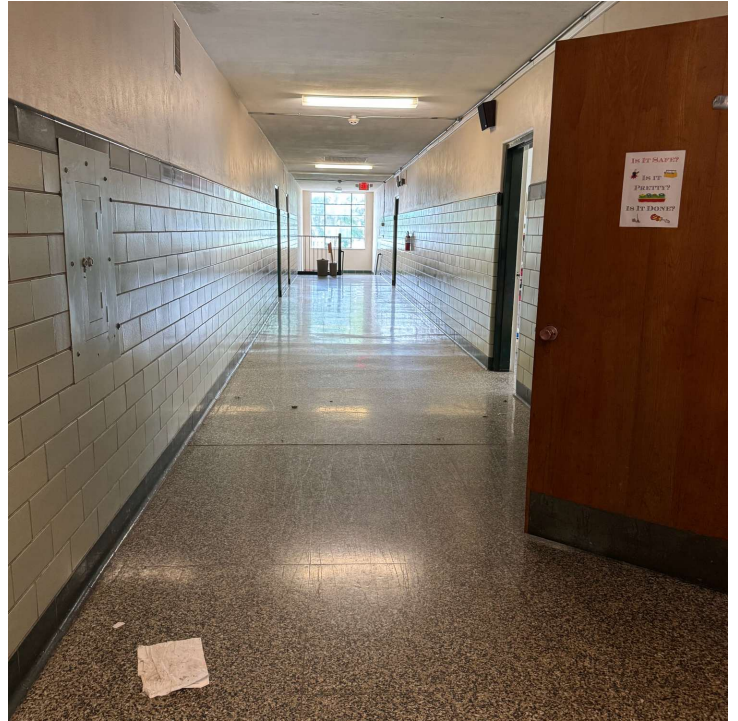
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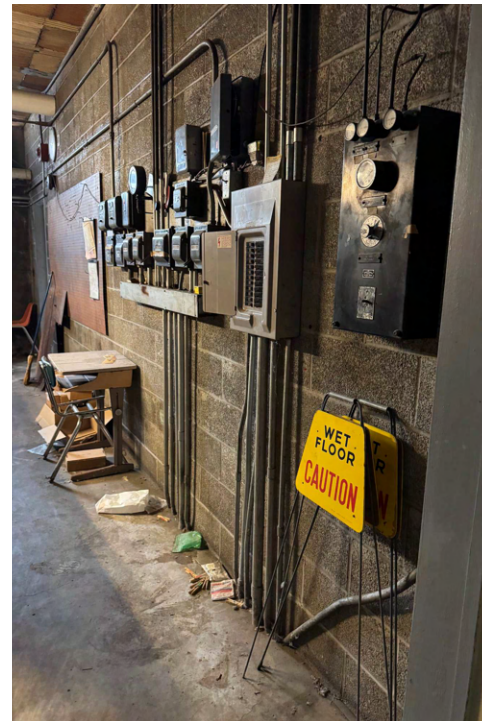
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SODA SHOP & MECHANICALS



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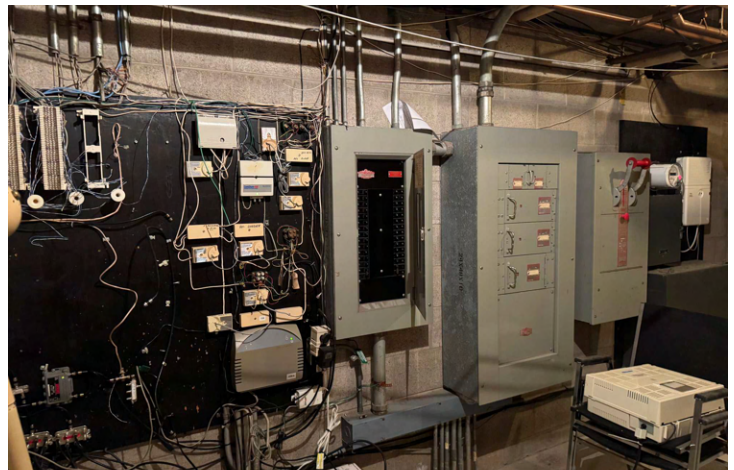
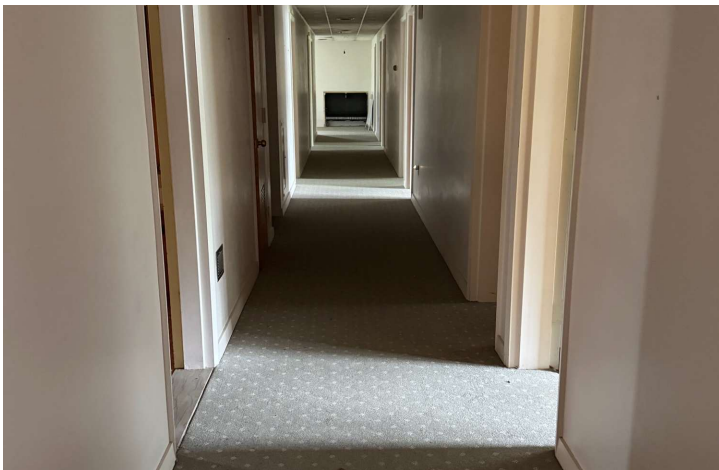
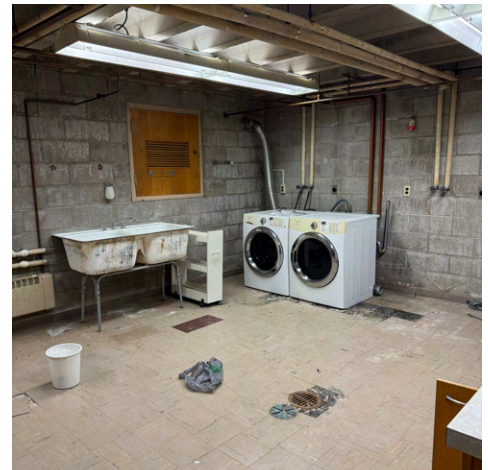
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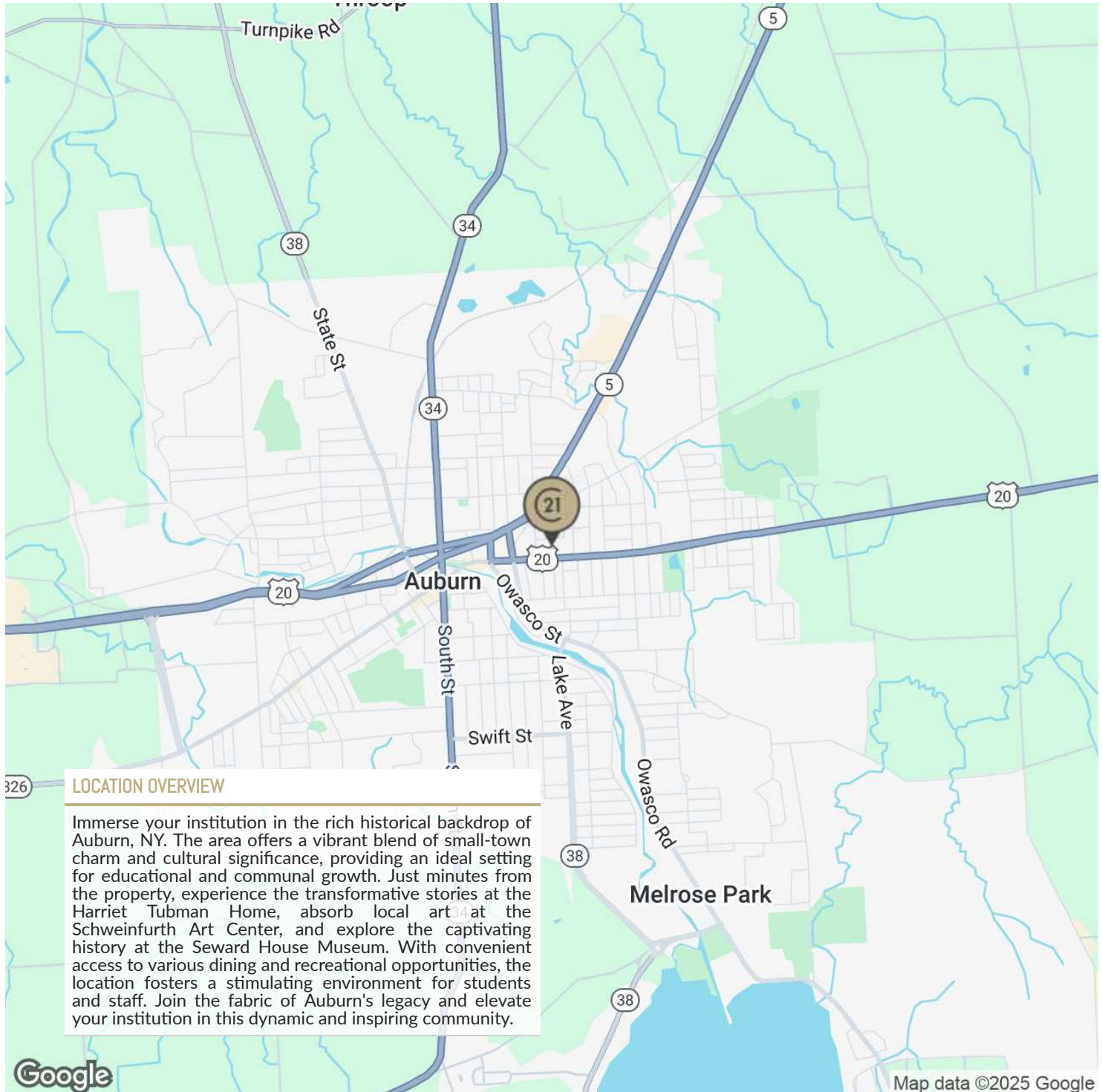
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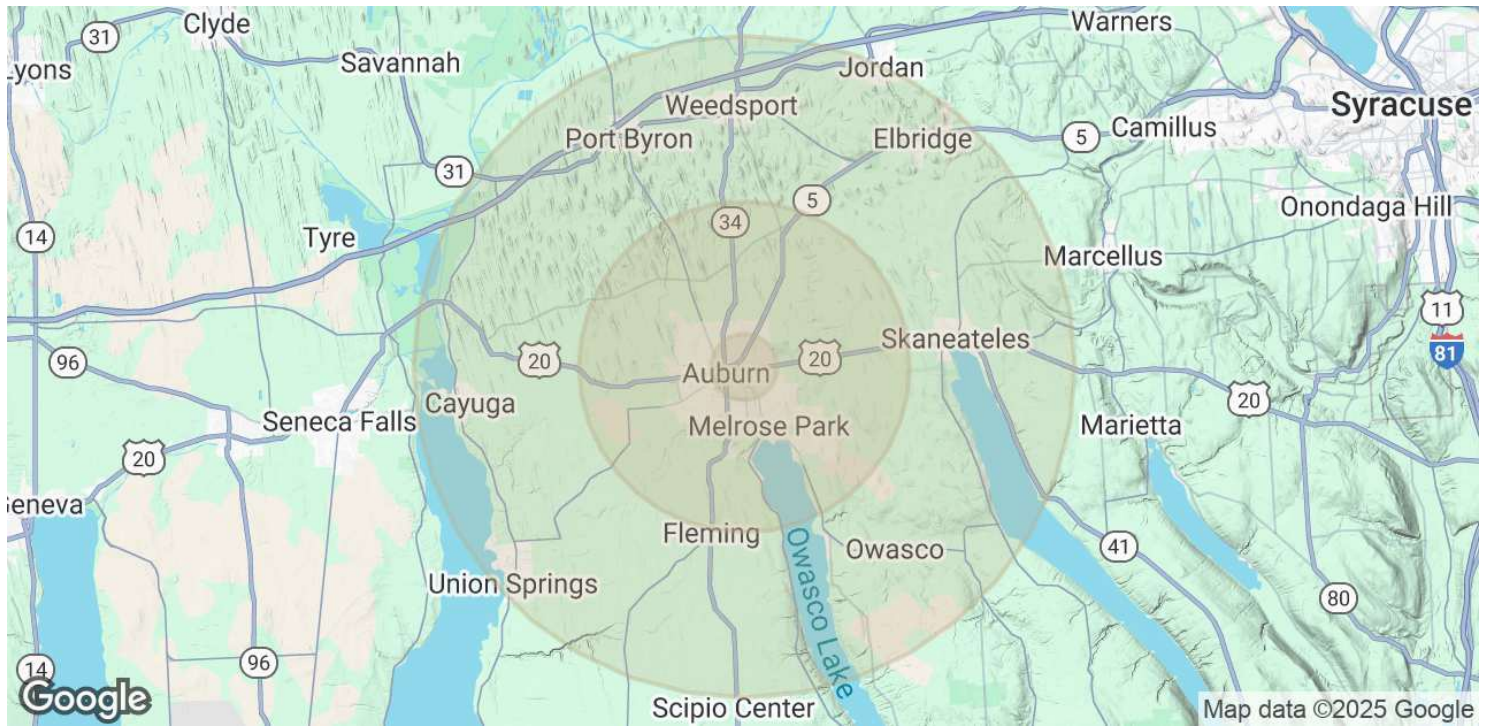
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,791	35,736	59,545
Average Age	43	43	44
Average Age (Male)	41	42	43
Average Age (Female)	45	45	46
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,659	15,484	25,530
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$68,766	\$79,200	\$90,935
Average House Value	\$248,296	\$263,752	\$296,994

Demographics data derived from AlphaMap

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