

RETAIL PROPERTY FOR SALE

# Crown Liquor

189-191 Port Watson  
Street, Cortland, NY  
13045

OFFERING MEMORANDUM



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

# Property Information

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# PROPERTY SUMMARY

Retail Property For Sale



## PROPERTY DESCRIPTION

Unlock the potential of this highly visible commercial space, previously operated as a successful liquor store. Located in a high-traffic corridor with strong local demographics, this property offers excellent visibility, convenient access, and flexible layout options suitable for a wide range of retail or service uses.

## PROPERTY HIGHLIGHTS

- Turnkey retail layout with open floor plan, service counter, and ample display areas
- Existing infrastructure ideal for beverage, convenience, specialty retail, or boutique operations
- High-visibility signage opportunities on a well-traveled roadway
- Private storage area and back-of-house workspace
- On-site parking for customers and staff
- Strong surrounding businesses that drive consistent foot and vehicle traffic

## OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	0.17 Acres
Building Size:	1,728 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	1,301	3,581
Total Population	878	2,959	7,800
Average HH Income	\$71,517	\$71,410	\$69,215

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# ADDITIONAL PHOTOS

Retail Property For Sale



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# Location Information

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# LOCATION MAP



Retail Property For Sale



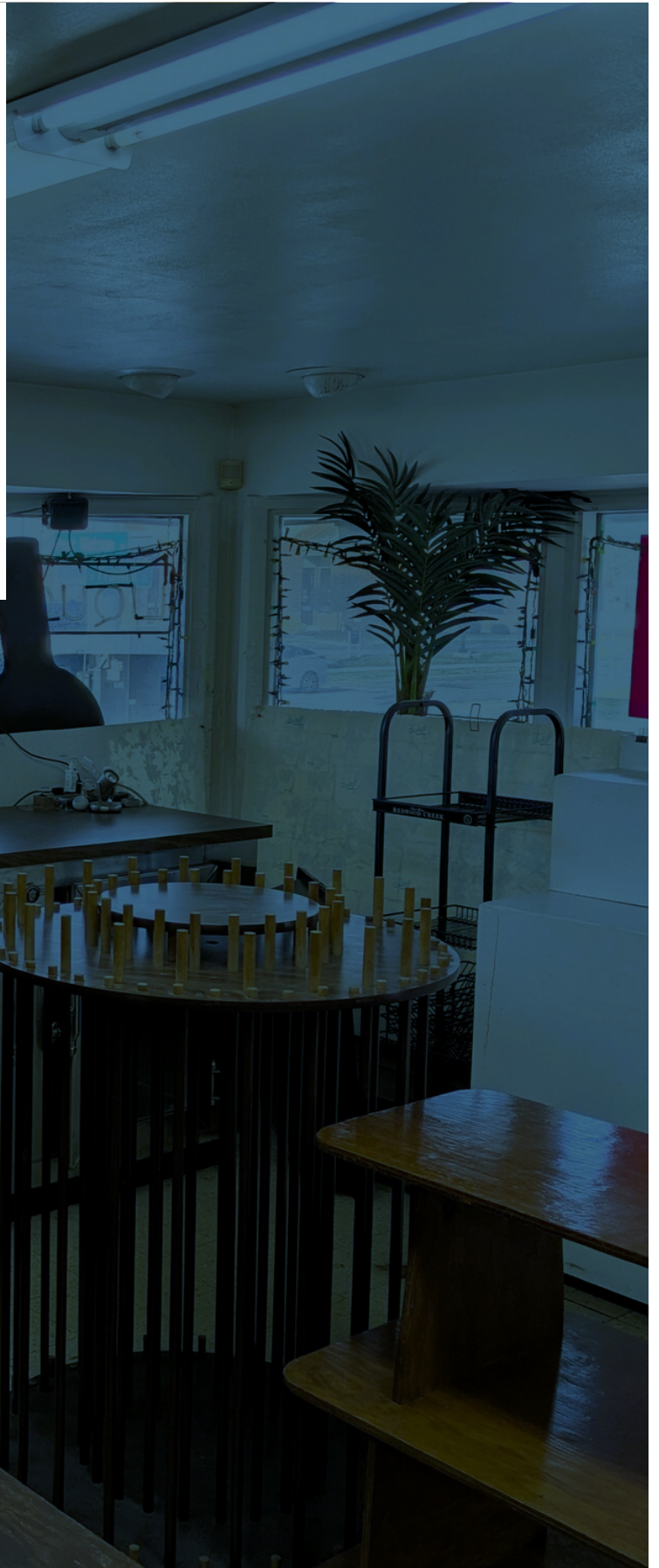
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# Financial Analysis

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# FINANCIAL SUMMARY

Retail Property For Sale

## INVESTMENT OVERVIEW

Price	\$175,000
Price per SF	\$101

## OPERATING DATA

## FINANCING DATA

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# Demographics

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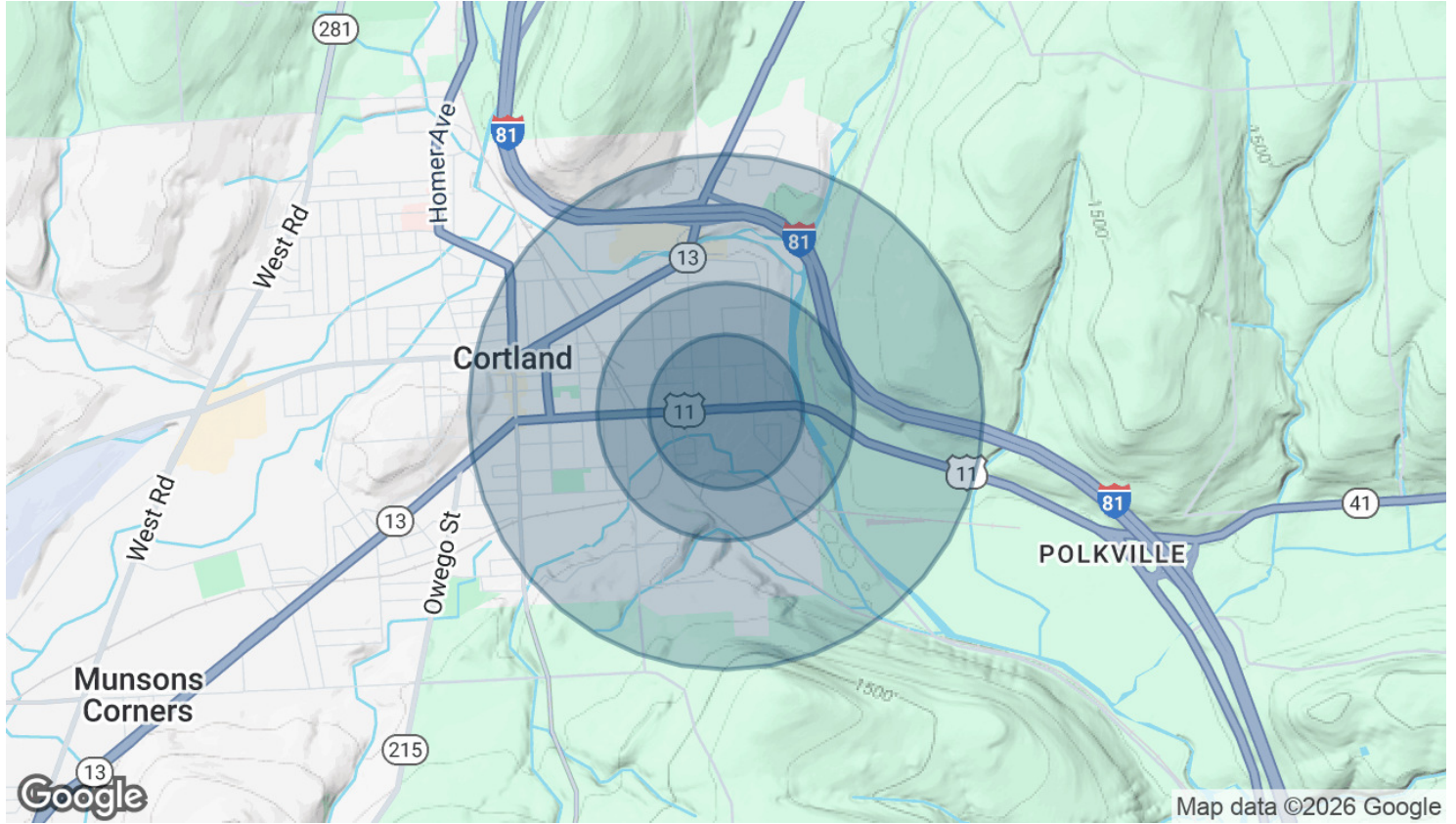
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# DEMOGRAPHICS MAP & REPORT

Retail Property For Sale



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	878	2,959	7,800
Average Age	44	43	41
Average Age (Male)	44	42	40
Average Age (Female)	45	44	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	340	1,301	3,581
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$71,517	\$71,410	\$69,215
Average House Value	\$157,443	\$167,451	\$163,531

Demographics data derived from AlphaMap

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# Advisor Bios

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## ASHLEY WARFIELD

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Direct: 607.745.8531

A lifelong resident of Cortland and the Finger Lakes region, Ashley Warfield brings a deep understanding of Central New York's communities and market dynamics to every transaction. As Treasurer for the Syracuse Chapter of the New York State Commercial Association of REALTORS® (NYSCAR), she actively contributes to advancing the state's commercial real estate industry while helping clients achieve their business and investment goals.

Backed by Yaman Commercial's record of over 100 years of combined experience, Ashley delivers trusted guidance and local expertise to both buyers and sellers. Her success is driven by strong communication, organization, and an unwavering dedication to her clients.

Outside of real estate, Ashley enjoys gardening, camping, and spending time with her four children.

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### ASHLEY WARFIELD

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### JEFFREY "JEFF" GUIDA

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Originally from Liverpool, NY, Jeff Guida began his real estate career in 2010 and quickly built a reputation for his professionalism, integrity, and relationship-driven approach. Now based in Cortland, Jeff serves clients throughout Central New York, including Cortland, Syracuse, and Ithaca.

Working alongside Yaman Commercial's experienced team, which has achieved \$400M+ in sales and 1,250+ transactions, Jeff combines personal attention with a data-driven approach to help clients meet their commercial goals. His focus on relationships and understanding each client's vision sets him apart in Central New York's evolving market.

When he's not working with clients, Jeff enjoys gardening, movies, and spending time with his wife and three children.

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