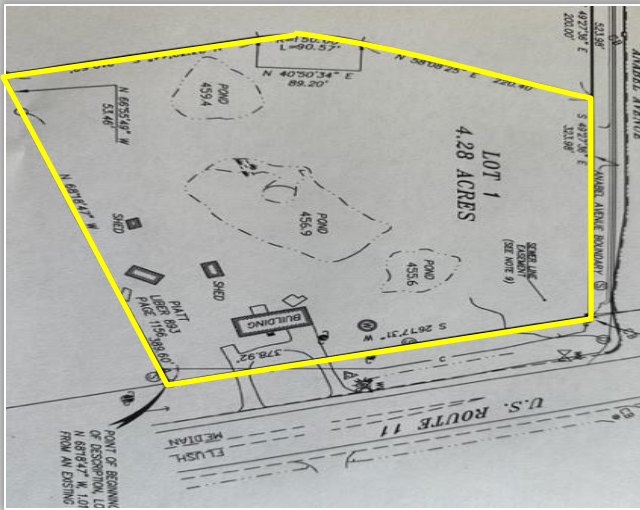


# FOR SALE OR LEASE | COMMERCIAL LAND

Route 11 and Anabel Avenue, LeRay, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Parcel Size: Up to 4 ± acres

Frontage: Up to 380' ±

Zoning: B Commercial

Tax Parcel ID: 65.00-1-54.1

Sale Price: Negotiable

Lease Price: Negotiable

**Comments:** 4 ± acres site on signalized corner available for development on Route 11, the main retail and housing corridor between Fort Drum's Main Gate and Wal Mart Super Center. Area retailers-Aldi, Auto Zone, Dunkin Donuts, U-Haul, Wendy's, McDonald's, Arby's, Tim Hortons, Dollar Tree, Pizza Hut, KFC and many more. Owner will sub-divide. AADT: 13,564 ± vehicles.



**Dominic Pavia, President**  
Licensed Real Estate Broker  
315.736.1555 x300 Office  
[Dpavia@PaviaRealEstate.com](mailto:Dpavia@PaviaRealEstate.com)



**Christopher Flynn**  
Licensed Associate Real Estate Broker  
315.736.1555  
[chris@PaviaRealEstate.com](mailto:chris@PaviaRealEstate.com)

***READY TO MAKE A DEAL? CLICK HERE NOW!***



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555