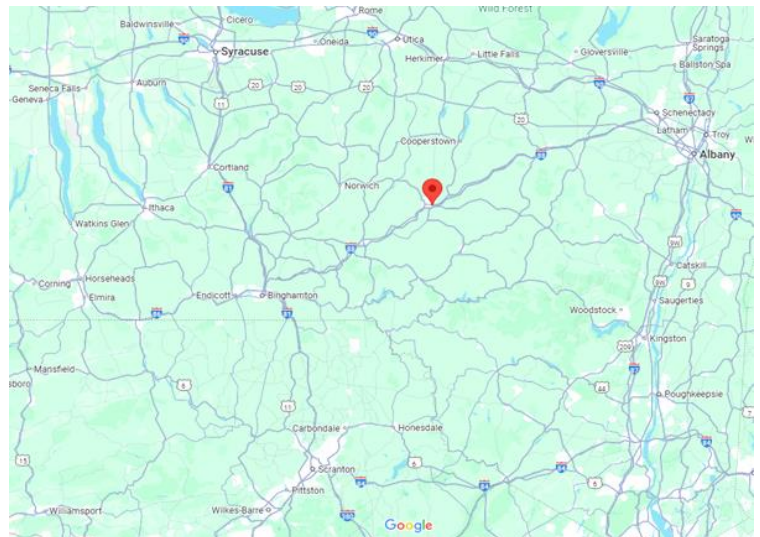


**FOR SALE**

INVESTMENT OPPORTUNITY – PRICE REDUCED \$825,000

Property Highlights

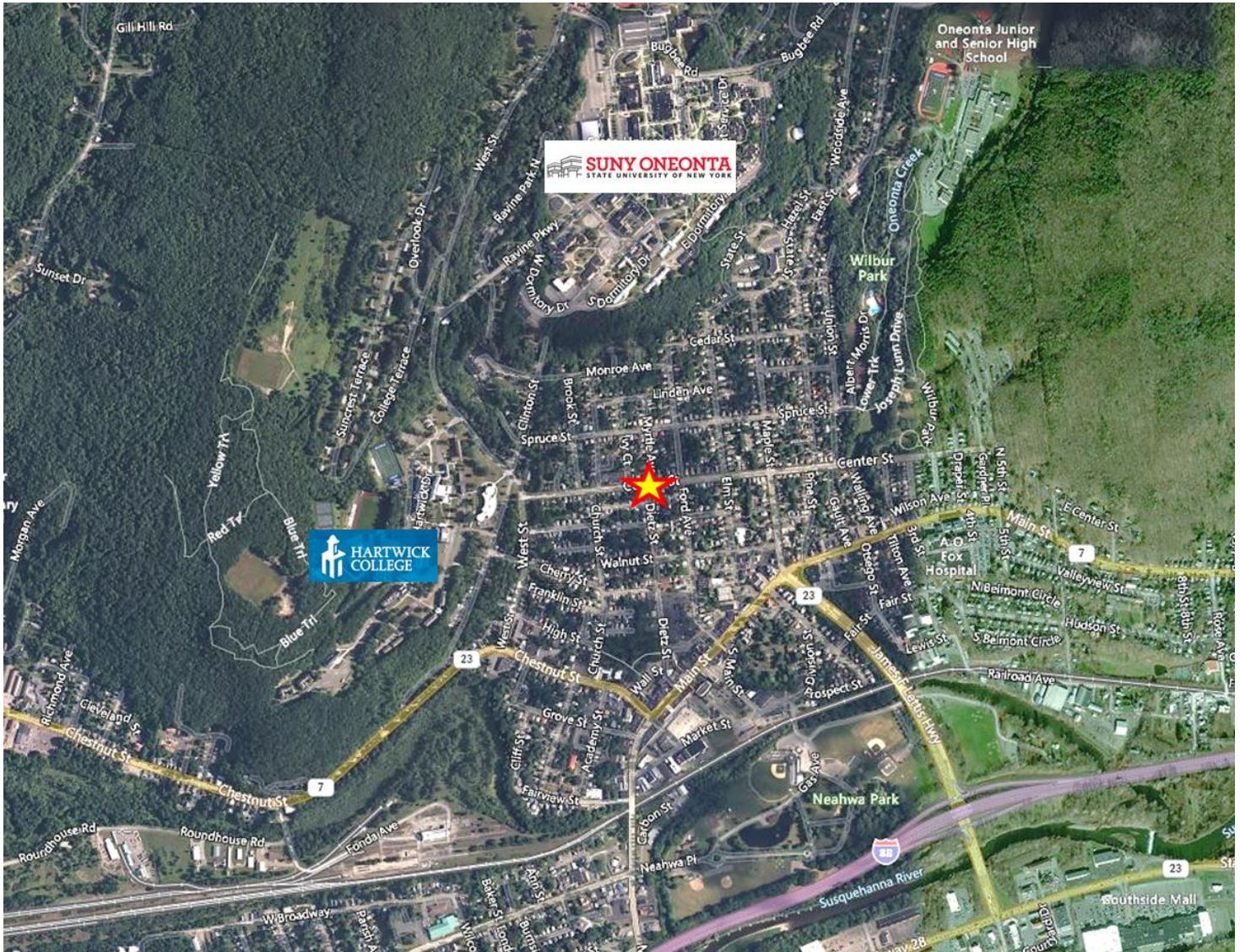
- Partially leased office building
- 16,196+/-SF building
- 2,950+/-SF available for lease
- All tenants are short term/month-to-month leases
- Former medical office building
- New rubber roof 2025
- Separate gas & electric meters for all suites
- Two floors serviced by small elevator
- Building serviced by 5 rooftop HVAC units

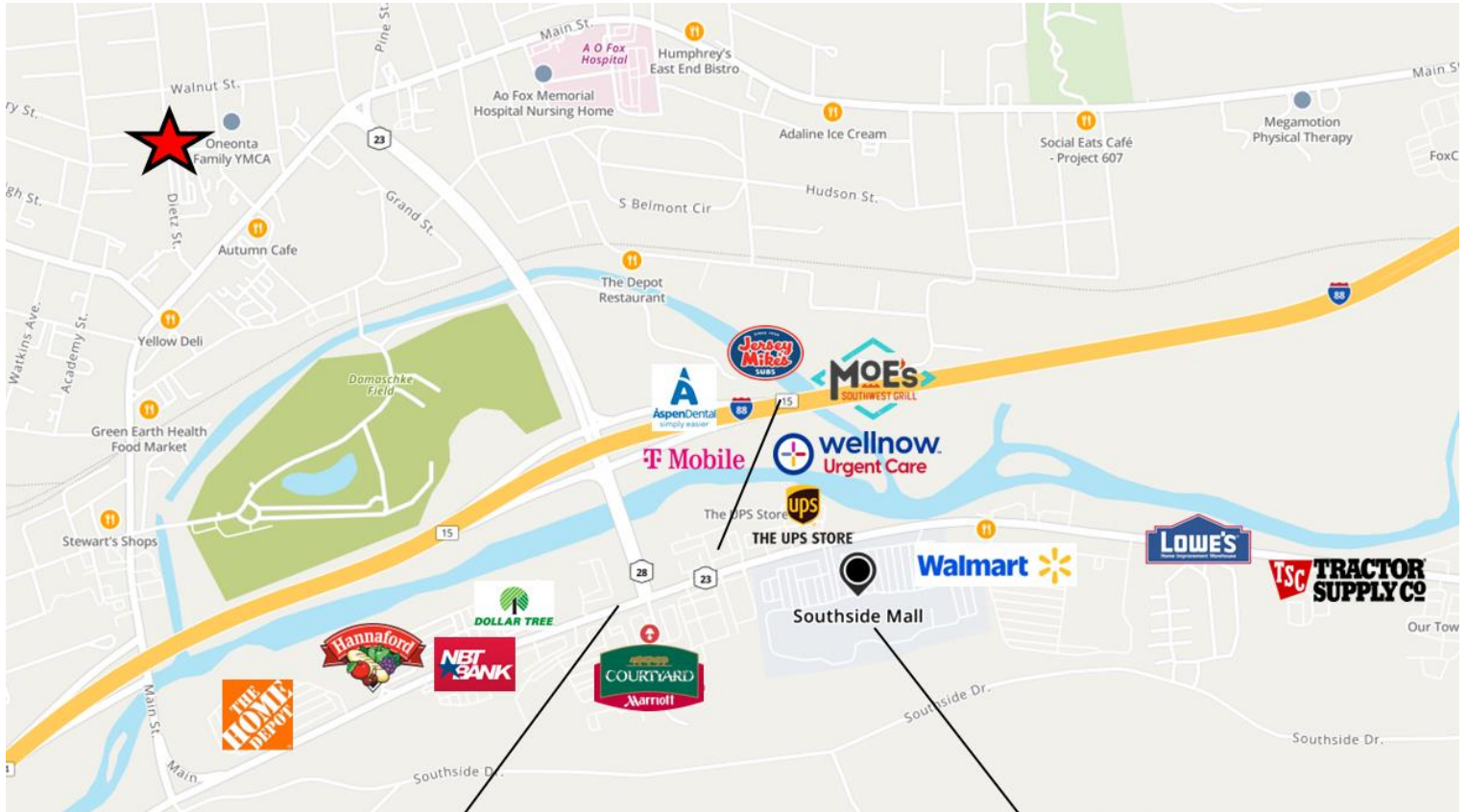


EXCLUSIVE CONTACT

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CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

41-45 Dietz Street
Oneonta, NY

Gross Income

RENTAL INCOME

MONTHLY

Bearded Dragon Games	\$ 2,340.00
Time To Tan	\$ 1,200.00
Etzl Chiropractic	\$ 2,250.00
Professional Casual Network	\$ 500.00
Suite 101 – Vacant	0

Total Income **\$ 75,480.00**

EXPENSES

Taxes	\$ 16,708.65
Insurance	\$ 5,762.00
* Landlord Utilities	\$ 2,500.00
* Maintenance & Repairs	\$ 12,600.00
* Estimated 5% Management Fee	\$ 3,774.00
* Broker Estimate	

Total Expenses **\$ 41,344.65**

NOI **\$ 34,135.35**