

SPECIAL PURPOSE PROPERTY FOR SALE

Newfield Convenience

1253 W Danby Rd,
Newfield, NY 14867

NC OM



STEPH JACOBSON

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Special Purpose Property For Sale

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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 Industrial in compliance with all applicable fair housing and equal opportunity laws.

Property Information

1253 W Danby Rd,
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PROPERTY SUMMARY

Special Purpose Property For Sale



PROPERTY DESCRIPTION

Phenomenal opportunity to own a lucrative service station, convenience store, laundromat and ice cream shop in the heart of the Finger Lakes! Located just south of Ithaca, New York, a bustling locale with two universities and commercial growth. This building and acreage are competitively priced, and with multiple business options; turnkey and cashflowing, you can continue with the staff and businesses as they are, or lease out the divided spaces as you see fit. All three spaces were renovated between 2022 and 2023, along with many new appliances (call for FFE list). On top of what's already in place, this property includes over 6 acres prime for expansion or development. Financials are available and require an NDA.

PROPERTY HIGHLIGHTS

- Fantastic location convenient to downtown, state parks and commuters
- Turnkey business with staff in place, included in sale price
- Leasable space for ice cream, coffee, sandwich shop, etc.
- Passive income established with fully-functioning laundromat
- Possibility for further expansion or development

OFFERING SUMMARY

Sale Price:	N/A
Number of Units:	3
Lot Size:	6.6 Acres
Building Size:	4,840 SF
Cap Rate:	11.73%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	55	195
Total Population	39	115	413
Average HH Income	\$86,481	\$86,581	\$88,522

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Just south of Ithaca, New York, a small city with a thriving economy, two universities and bustling tourism.

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COMPLETE HIGHLIGHTS

Special Purpose Property For Sale



PROPERTY HIGHLIGHTS

- Fantastic location convenient to downtown, state parks and commuters
- Turnkey business with staff in place, included in sale price
- Leasable space for ice cream, coffee, sandwich shop, etc.
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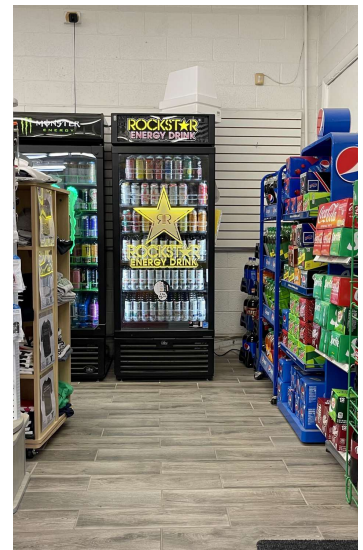
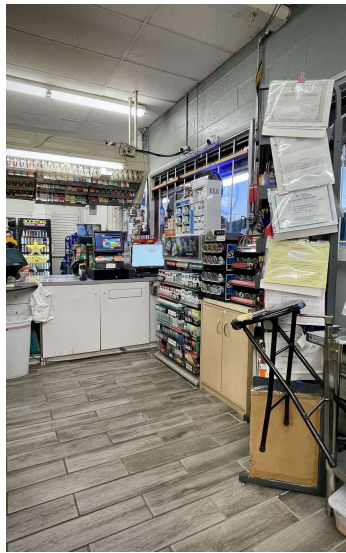
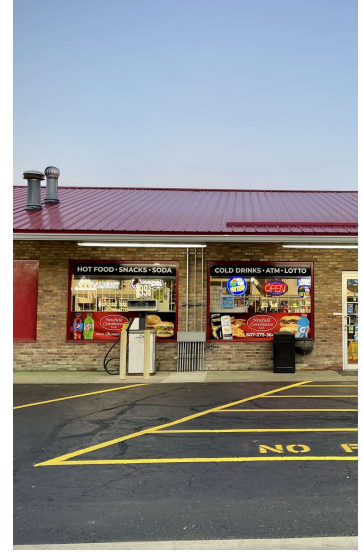


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ADDITIONAL PHOTOS

Special Purpose Property For Sale



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Location Information

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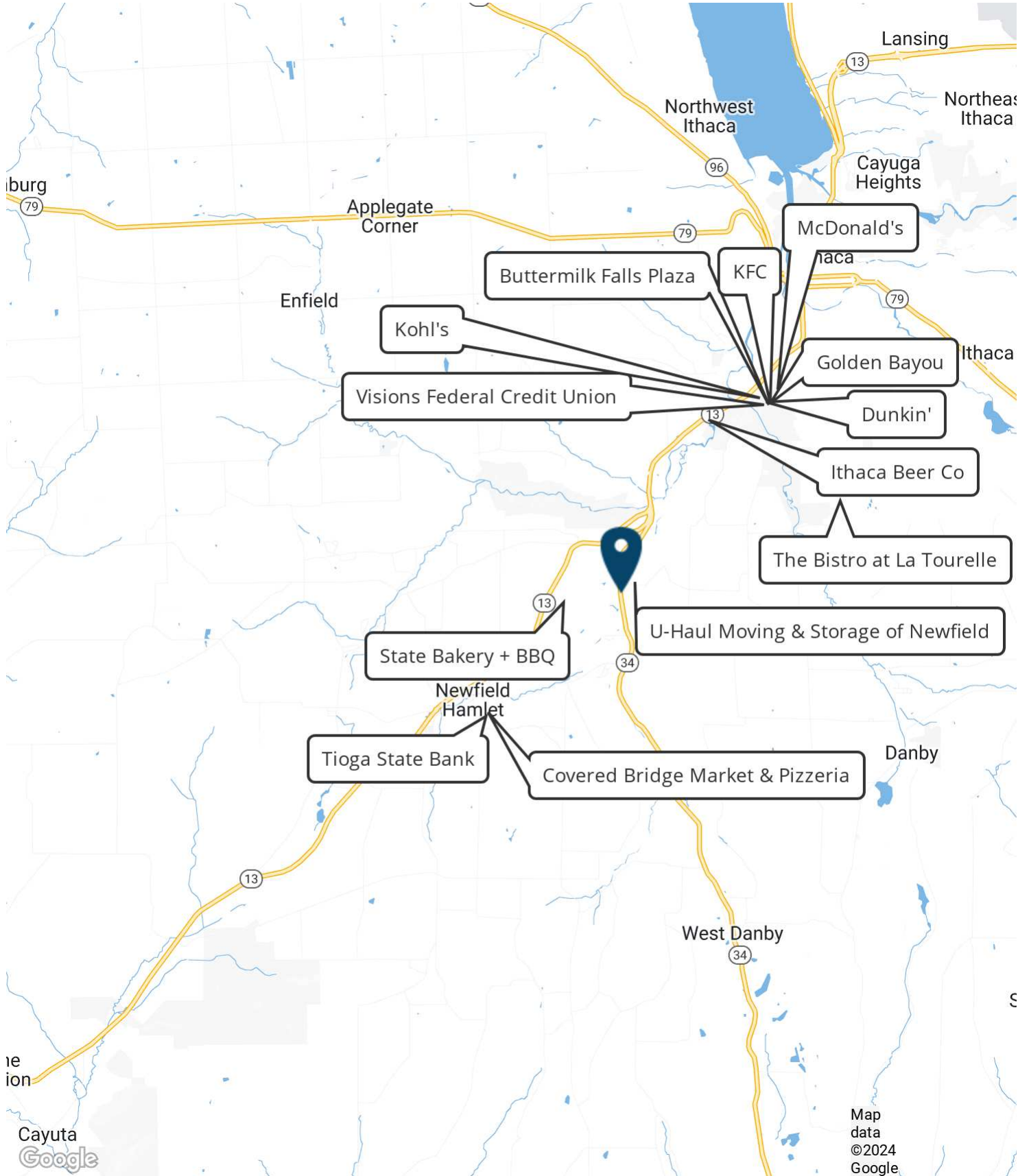
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REGIONAL MAP

Special Purpose Property For Sale



Cayuta
Google

Map
data
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Google

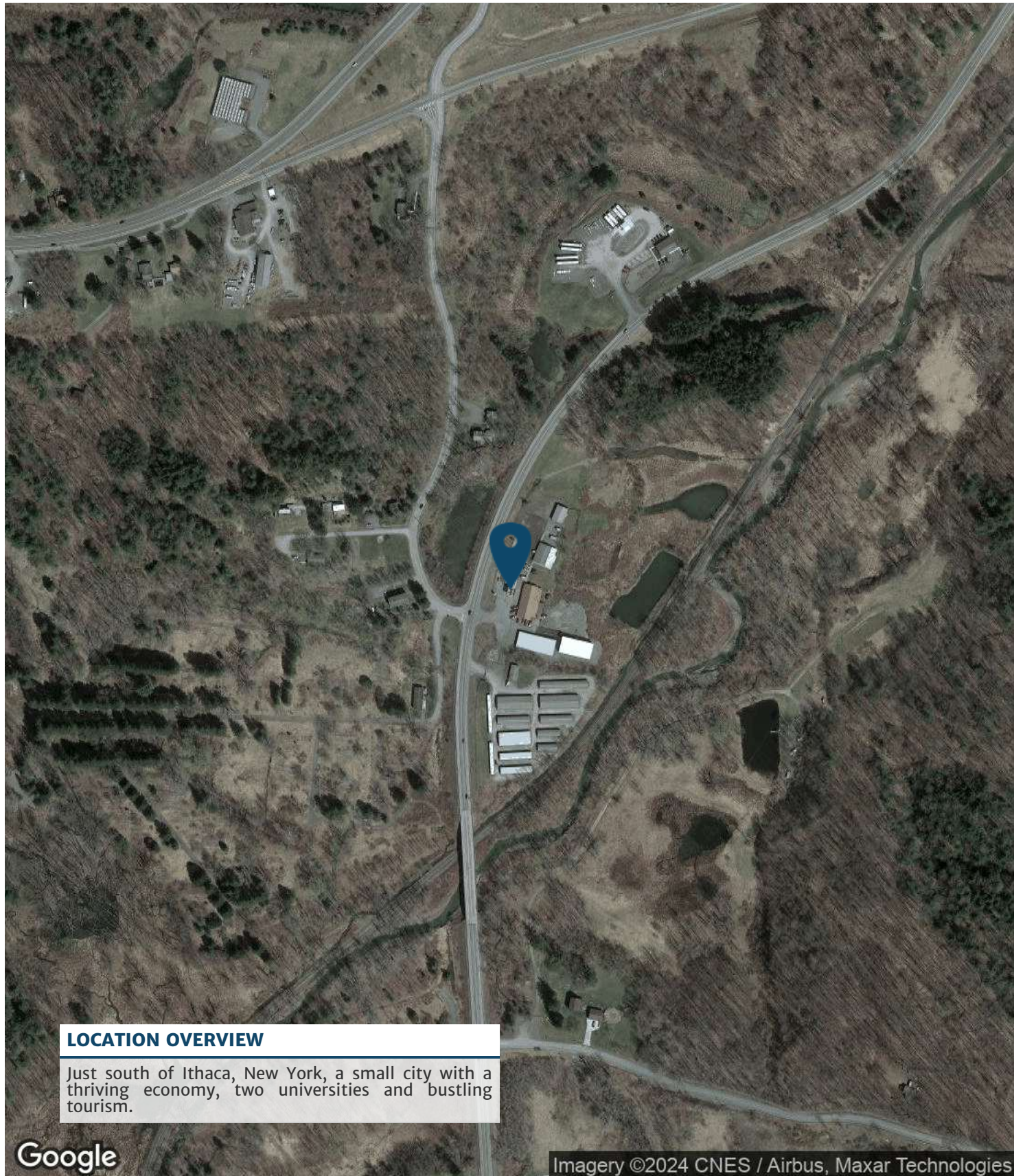
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LOCATION MAP

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LOCATION OVERVIEW
Just south of Ithaca, New York, a small city with a thriving economy, two universities and bustling tourism.

Google

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Demographics

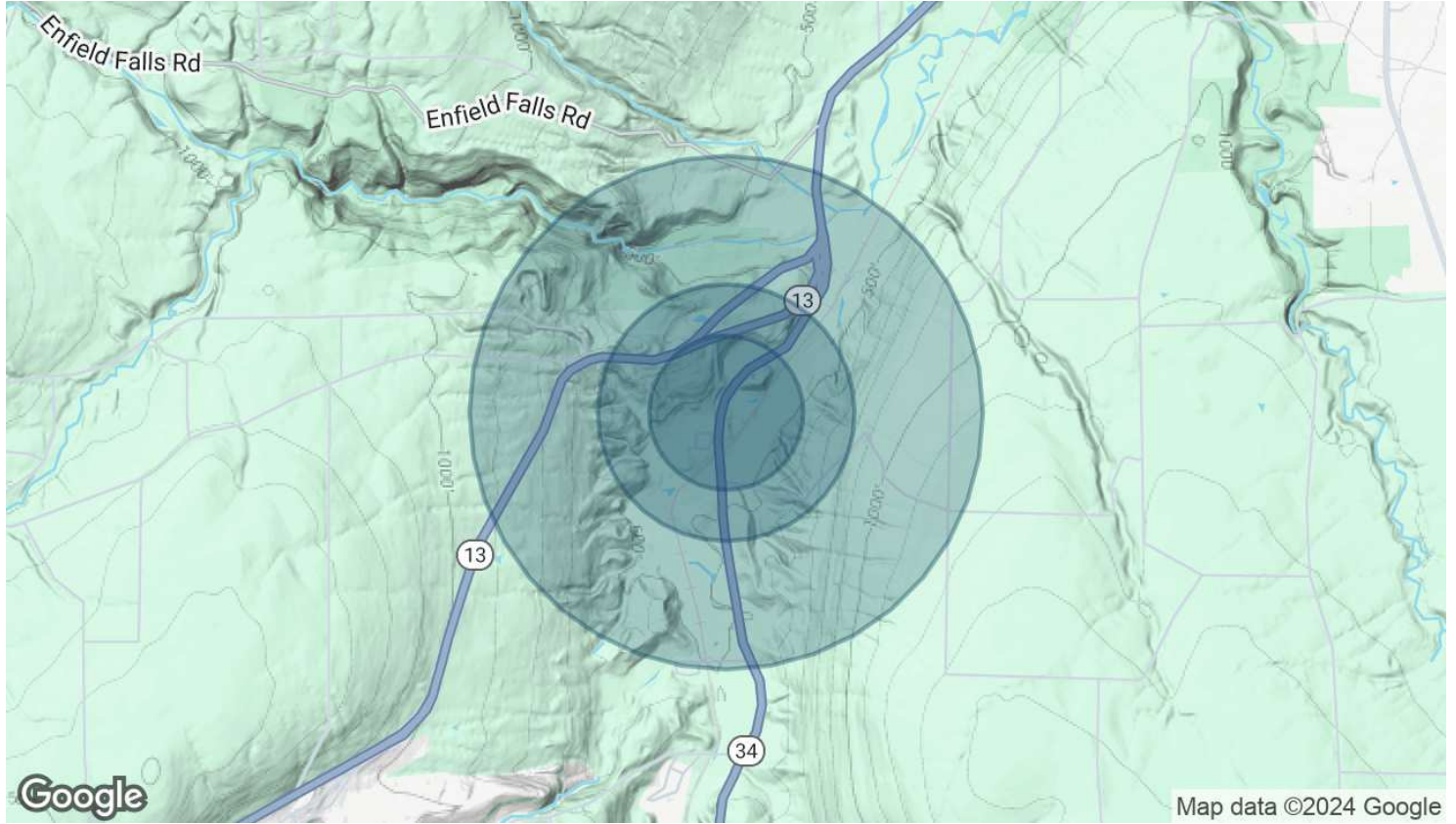
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	39	115	413
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	55	195
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$86,481	\$86,581	\$88,522
Average House Value	\$166,227	\$168,891	\$185,944

Demographics data derived from AlphaMap

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Advisor Bios

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steph jacobson

Meet Steph, a vibrant commercial real estate agent covering the Syracuse, Binghamton, Cortland, and Ithaca areas since earning her license in 2015. With a degree in painting and drawing from Purchase College, she thrives on creative problem-solving and identifying unconventional solutions.

Focusing exclusively on investors, Steph enjoys navigating the intricacies of commercial leasing and sales. As the owner of a contracting company specializing in historic restoration, she offers a unique perspective on property development and renovation. Historically she's been a multifamily specialist with a focus on student housing, but also has gas stations, restaurants, office buildings, warehouses and self-storage in her portfolio.

Her passion for historic buildings and redevelopment projects keeps her inspired, and she takes pride in transforming spaces into thriving investments. With a solid history of representing both buyers and sellers, Steph has successfully closed deals ranging from houses ideal for flipping to large-scale multi-unit properties.

Known for her approachable demeanor and commitment to her clients, Steph is dedicated to helping investors achieve their real estate goals while making a positive impact in the community.

Steph grew up in Rochester and returned to upstate New York after spending a number of years in New York City and Richmond, Virginia. In her free time you'll find her in the studio with her husband of eleven years or baking with their three kids.