



Address: **8124 NYS Rt. 12**

Sales Agent: **Patrick Agen**

Cross Street:	NYS Rt. 28	Roof:	Asphalt
City:	Trenton	Zoning:	Commercial
State:	NY	Total Asses:	\$165,200
Zip:	13304	RE Taxes:	TBD
County:	Oneida	CAM:	N/A
Tax ID:	211.002-2-30.2	Sign:	Yes
Lease Price/SF	TBD	Space is Currently:	Vacant
Lease Type:	TBD	Bldg. Total SF:	5,400 +/-
Sale Price:	\$499,000.00	Available SF:	5,400 +/-
Year Built:	1950	Office:	Yes
Parking Spaces:	25 +/-	Warehouse:	Yes
Lot Size (acres):	1.15 +/- Acres	Retail:	Yes
Lot Dimensions:	308' x 180'	Manufacturing:	N/A
Electricity:	Yes	Loading Facilities:	No
Amps:	200	Ceiling Height:	7'
HVAC:	No	No. of Floors	2
Elevator:	No	Annual Gross:	N/A
Sprinkler:	No	Expenses:	N/A
Water:	Public	NOI:	N/A
Sewer:	Septic 1,000 concrete	Traffic Count:	17,000 Cars Daily

Listing Comments: 1+ acre development parcel on NYS Rt 12 in Trenton. Access to north and south bound lanes. High visibility and Average Daily Traffic count of 17,000. Central location serving numerous communities and serves as the main corridor to the Adirondack Park. 5,400 +/- SF barn currently on the property offers great potential.