

FOR SALE
58-64 Henderson Street

New York Mills, New York 13417

AUTO BODY BUSINESS


18,150± SF Building on 2.23± Acres

Property Highlights

- Excellent commercial location
- Complete turn key, very well established business
- Property located just off Commercial Drive, which is area's major retail/automotive dealer strip
- Extremely visible
- Area retailers include Walmart, Dick's Sporting Goods, Barnes and Noble, Starbucks, Best Buy and more!
- Includes 1,600± SF, one and a half story office building (currently leased out)

Demographic	1 Mile	3 Miles	5 Miles
Population	5,258	51,374	104,192
Households	2,518	22,076	41,399
Average Income	\$74,159	\$71,653	\$67,985
Daytime Employees	4,416	36,236	63,957
Source: ESRI Business Analyst 2020			

Traffic Counts	
Henderson Street	6,709 AADT
Commercial Drive (south of Henderson Street)	24,855 AADT
Commercial Drive (north of Henderson Street)	21,226 AADT
Source: NYS DOT 2019	

For more information, please contact:

Michael K. Conley
Real Estate Salesperson
+1 315.269.0885
mconley@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
phone: +1 315 736 0856
pyramidbrokerage.com

FOR SALE

58-64 Henderson Street

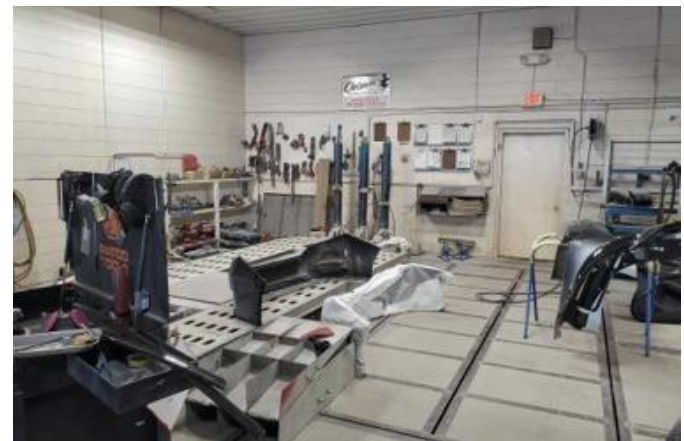
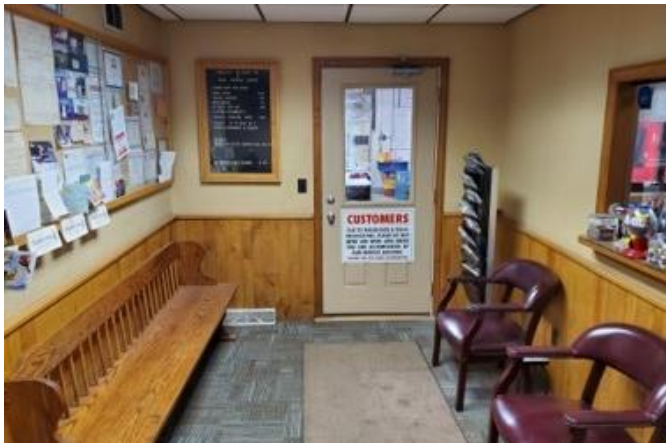
New York Mills, New York 13417



FOR SALE

58-64 Henderson Street

New York Mills, New York 13417





Pyramid Brokerage
Company

FOR SALE

58-64 Henderson Street

New York Mills, New York 13417



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

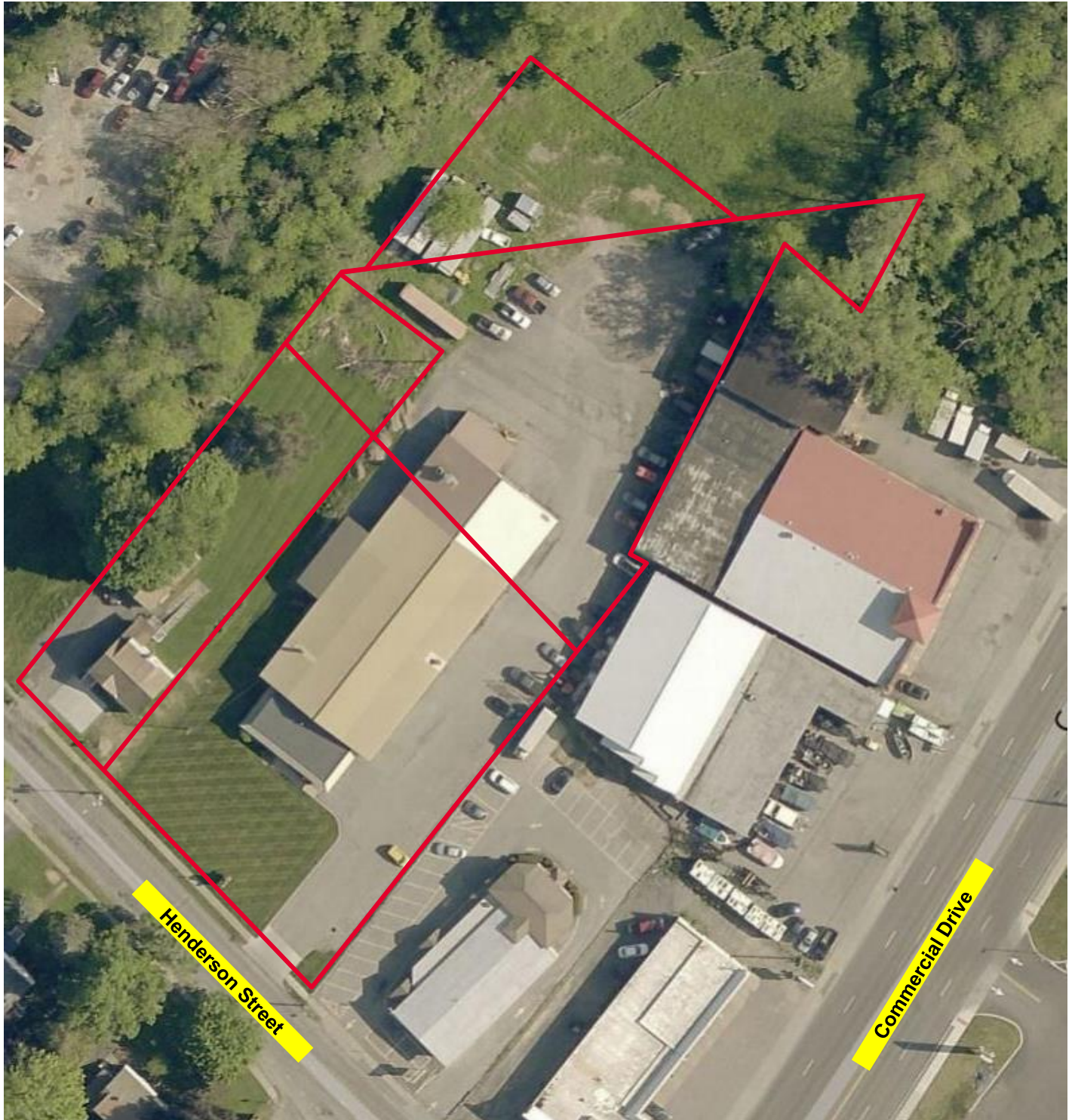
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE

58-64 Henderson Street

New York Mills, New York 13417



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.