

**RESIDENTIAL/RETAIL BUILDING**



**14,880± SF Mixed Use Building**

**Property Highlights**

- Two (2) ground level retail units currently occupied by Fisher Auto Parts and Anna Finders Keepers
- Four (4) residential apartments units on 2<sup>nd</sup> floor
- Ballroom on 3<sup>rd</sup> floor can be used as a venue or redeveloped for a new use
- Ten plus (10+) parking spaces for tenants and on-street parking
- Commercial zoning
- Value add opportunity with existing income

Demographic	1 Mile	3 Miles	5 Miles
Population	1,394	2,205	3,853
Households	649	982	1,637
Average Income	\$56,033	\$61,748	\$67,386
Daytime Employees	554	689	782
Source: ESRI Business Analyst 2021			

Traffic Counts	
West Main Street	6,364 AADT
East Main Street	3,460 AADT
Source: NYS DOT 2019	

For more information, please contact:

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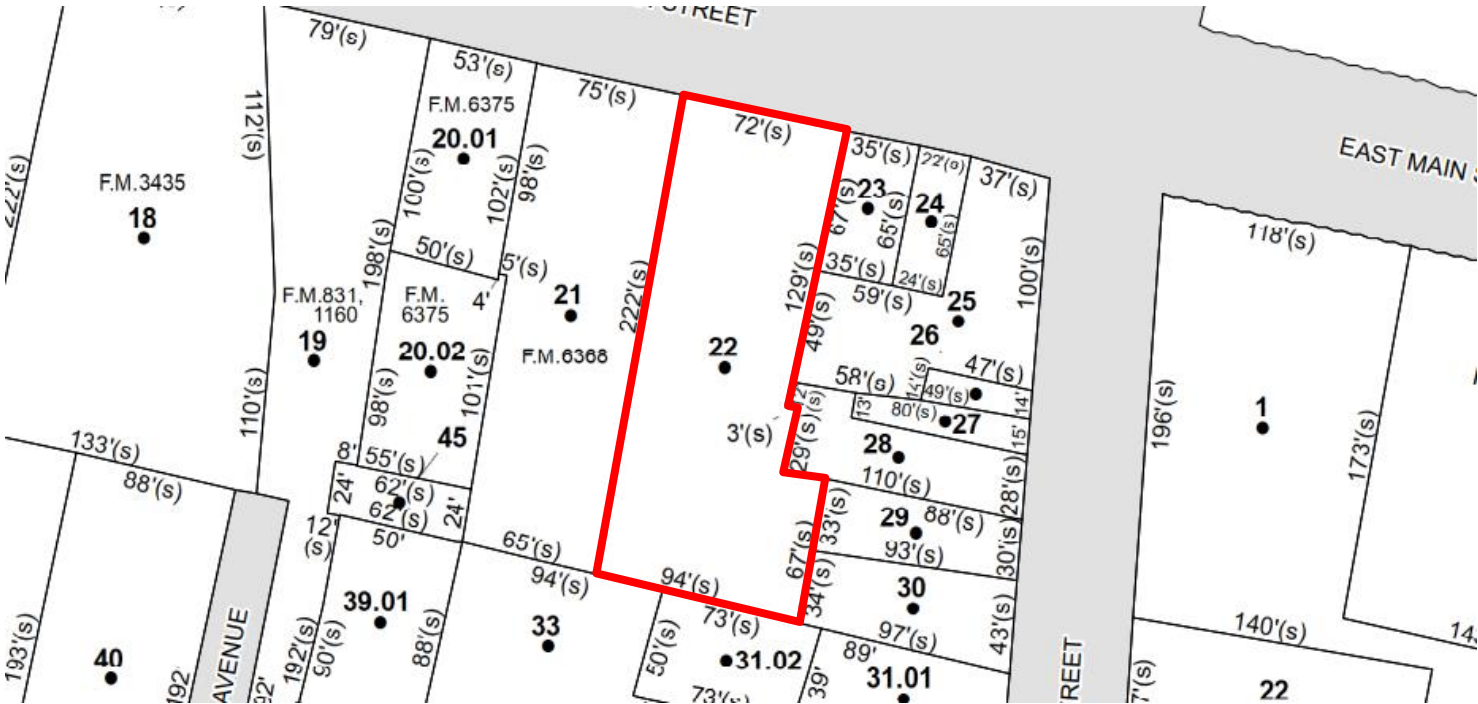
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**FOR SALE**

**138 West Main Street**

Richfield Springs, New York 13439





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Ground Level Storefronts

Rear Exterior