

FOR SALE

Factory & Bullard Street

Gouverneur, New York 13642



Great Investment Property



16,018± SF Mixed-Use Property

Property Highlights

- Mixed- use property
- 11 apartments, one house, restaurant tenant, laundromat and car wash on site
- Laundromat ownership and car wash ownership included
- Located in the heart of Gouverneur
- Across the street from Price Chopper
- Property has great Route 11 visibility
- Offered at a 7.1% cap rate with upside opportunity

Demographic	10 Mile	20 Miles	30 Miles
Population	11,301	33,078	110,941
Households	4,288	12,868	40,312
Average H.H. Income	\$70,445	\$76,226	\$78,089
Daytime Employees	3,786	8,246	32,679

Source: ESRI Business Analyst 2022

Traffic Counts	
East Main Street (Rt 11 & 812)	10,411 AADT
Factory Street	1,904 AADT

Source: NYS DOT 2019

Contact

LILA "LEE" M. SALVETTI
 Associate Real Estate Broker
 +1 315 254 3447
 lsalvetti@pyramidbrokerage.com

KENNETH COURTS
 Real Estate Salesperson
 +1 717 514 6816
 kcourts@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200
 East Syracuse, New York 13057
 +1 315 445 1030
 pyramidbrokerage.com

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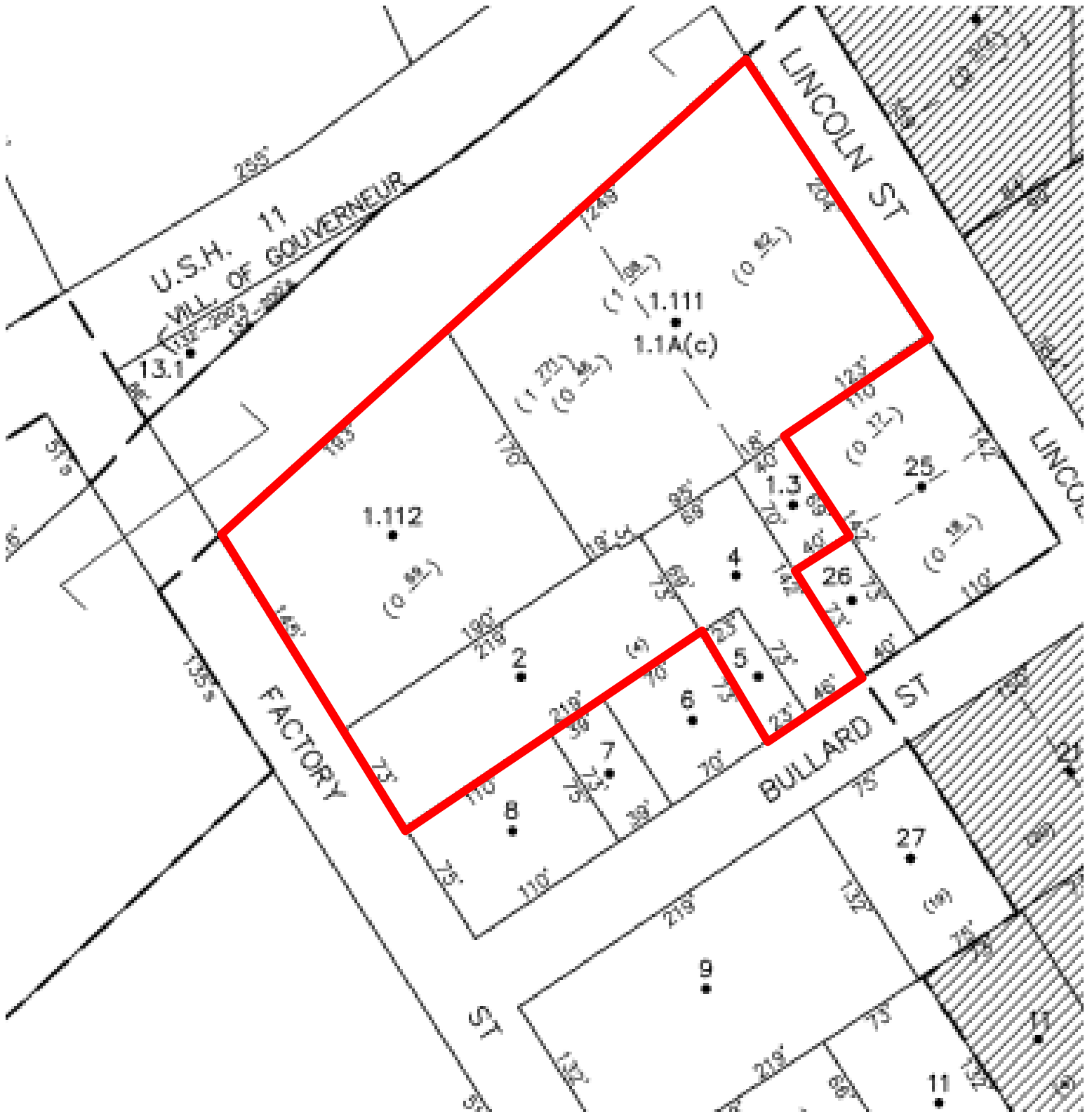


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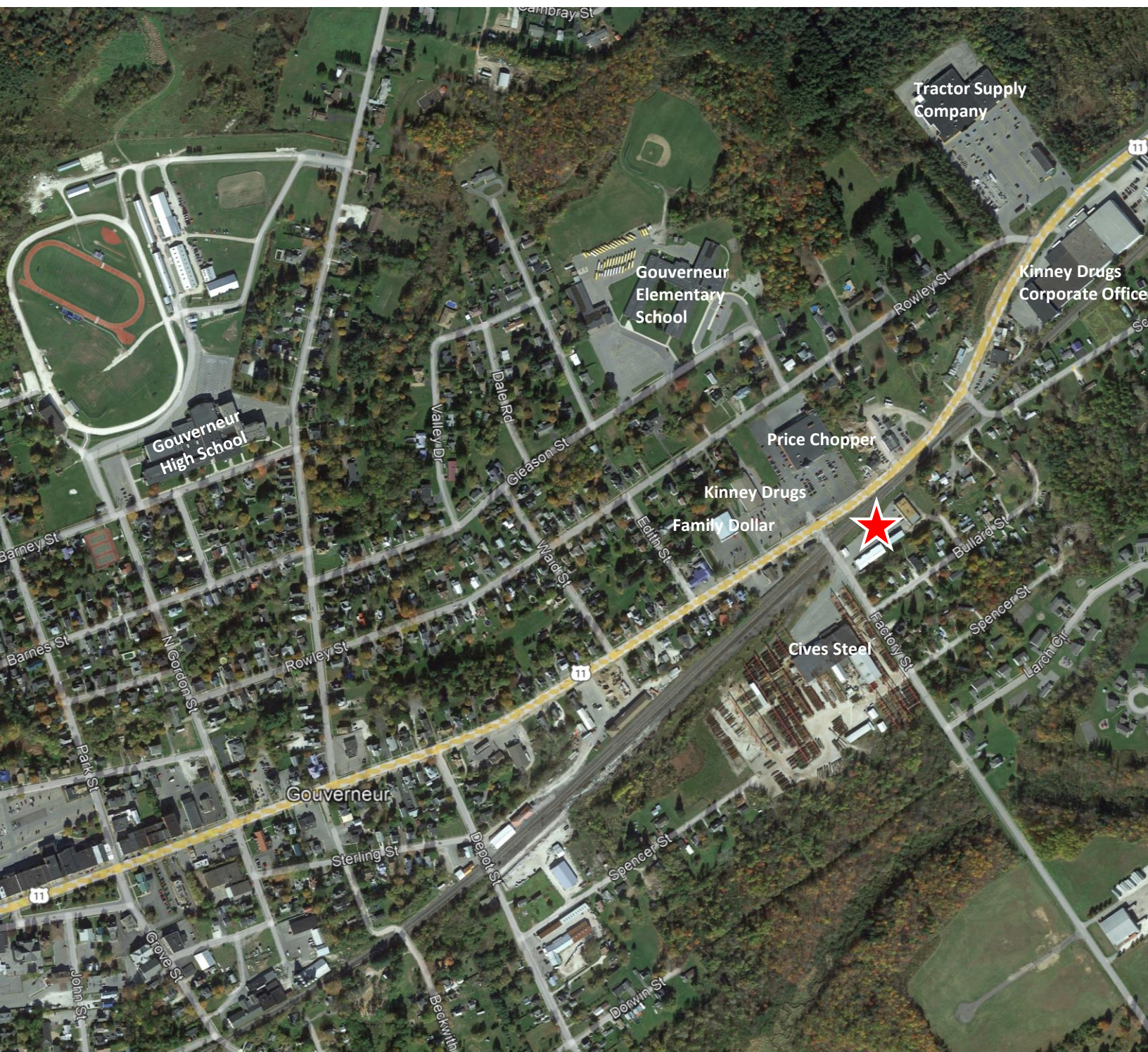
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