

EXCLUSIVE

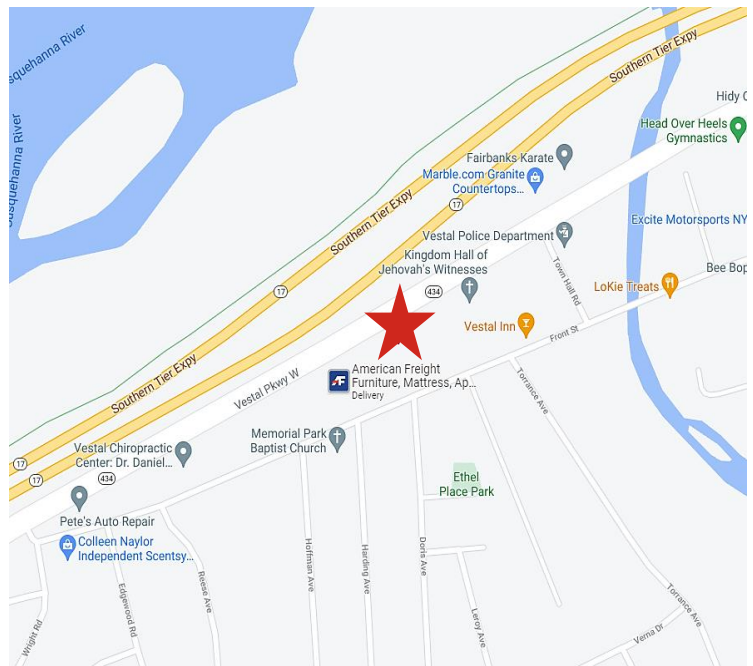


FEATURES

- Free standing professional office building for sale or lease.
- Located on heavily trafficked Vestal Parkway.
- Newer construction respective to market.
- Easily sub-divided to accommodate multiple users.
- Owner occupied since site was developed in late 1980's.
- Daily traffic count on RTE 434 = 12,514 AADT

DETAILS

AVAILABLE	8,430 SF
FOR SALE	\$865,000
FOR LEASE	TBD
LOT SIZE	0.72 acres
TAX ID	173.29-1-1
ZONING	General Shopping



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