

FOR SALE

3,091± SF MIXED USE BLDG.

Property Highlights

- Former dental office with 2 apartments available for sale
- Ground floor- dental office with 4 exam rooms (with sinks), 2 private offices, reception area, and waiting room
- 2nd floor- spacious 2-bedroom apartment with office
- 3rd floor- spacious 2-bedroom apartment
- The building currently sits fully vacant and ready for a new user
- Great opportunity for an owner user with potential for additional income
- Zoned R-P residential professional district which allows for single family, multi-family, or mixed use with 1st floor low intensity office uses
- Property taxes \$7,668.70
- Asking price \$135,000

Demographic	1 Mile	3 Miles	5 Miles
Population	14,251	27,788	35,077
Households	6,427	12,088	15,142
Average H.H. Income	\$57,634	\$65,417	\$73,401
Daytime Employees	4,690	15,514	17,763

Source: ESRI Business Analyst 2025



EXCLUSIVE CONTACT

James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jfurney@pyramidbrokerage.com

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



2nd Floor Bedroom



2nd Floor Kitchen



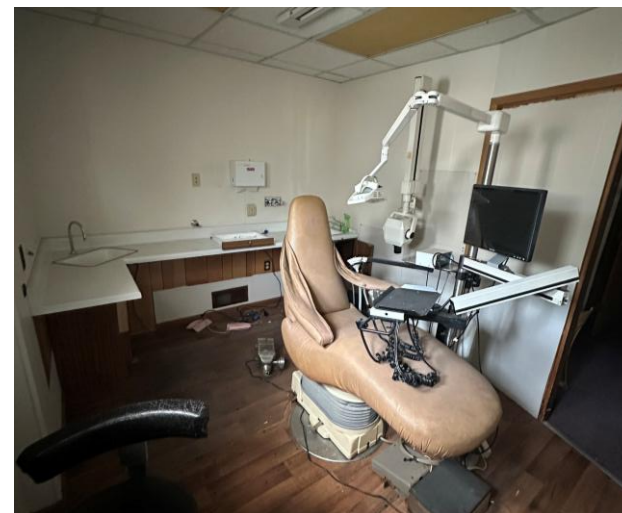
Exam Room



3rd Floor Bedroom



3rd Floor Kitchen



Exam Room



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**206 West Thomas Street
Rome, New York 13440**



Approximate plot lines, subject to verification of survey

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