

FOR SALE

LAKEFRONT PROPERTY ON LAKE DELTA

Property Highlights

- Former dairy farm consisting of six (6) buildings totaling 22,329± SF on 6.72± acres of land
- 700' of lake frontage with a pathway spanning the entire property
- Main barn (2-stories totaling 11,384 SF) underwent significant renovations in 2025 as a potential event venue or conversion to residential
- Farmhouse (2,940 SF) includes 4 bedrooms, 4.5 bathrooms, and ample living space
- Middle barn (2-stories totaling 2,700 SF) great for small gatherings or conversion to residential
- Other buildings have undergone some improvements with additional upside for continued development
- Ownership has an approved use variance through the municipality for an event venue and short-term residential rentals
- Great opportunity for a unique private home or new business on the shores of Lake Delta
- Potential for subdivision
- Full offering memorandum available upon request



EXCLUSIVE CONTACT

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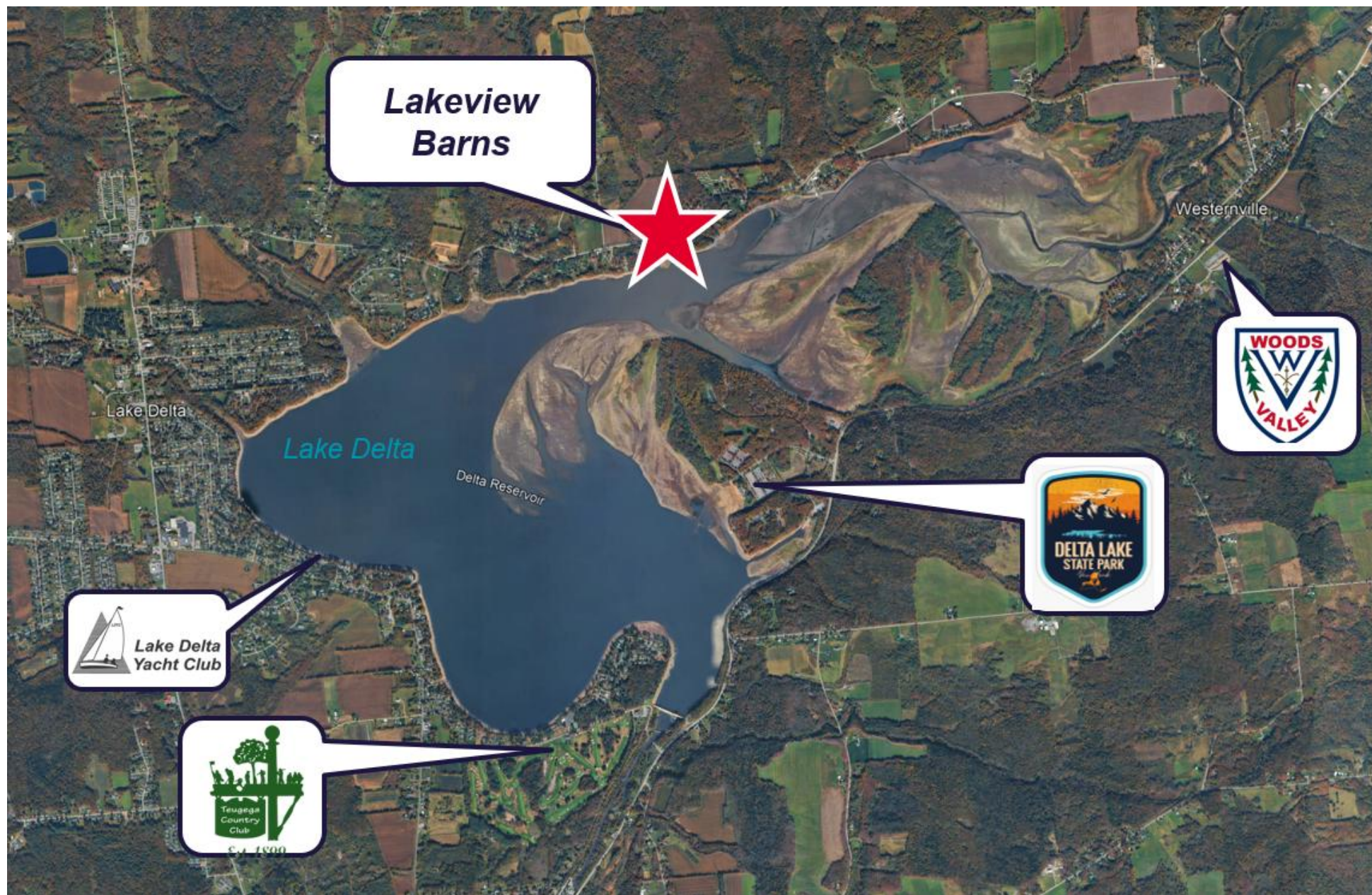
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**CUSHMAN &
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Chobani is coming to Rome, New York!



An aerial view of Chobani's yogurt plant in South Edmeston. (Provided photo) Chobani

"Why Chobani is doubling down in Upstate NY: the milk, booming sales and the people"
- Syracuse.com

"Chobani seeing rising demand, plans giant factory in New York"
- The New York Times

"A new era of opportunity begins with Chobani in Rome"
- The Rome Sentinel

CHOBANI FACILITY

Griffis Business & Technology Park, Rome, NY

Chobani has broken ground on the new \$1.2 billion, state-of-the-art dairy processing plant, located at the Triangle Site at Griffies Business and Technology Park in Rome, NY.

- + This project represents the largest natural food manufacturing investment in American history making New York the number one producer in the country.
- + 1.4 million square-foot, state of the art dairy processing plant
- + Expected to create over 1,000 full-time jobs with competitive wages, an attractive benefits package, and access to a suite of on-site health and wellness amenities.
- + The plant will be able to process over a billion pounds of yogurt and other dairy products yearly. The location of the billion-dollar plant is also significant as there are over 3,000 dairy farms in New York. They all produce over 16 billion pounds of milk each year which will be to Chobani's benefit as this is their main ingredient.