



153 S CHENANGO STREET EXT

Greene, NY 13778



PROPERTY DESCRIPTION

Prime commercial opportunity at 153 South Chenango Street Extension in Greene, NY. Formerly operated as a restaurant and butcher shop, this approximately 2,640-square-foot building is available immediately and ready for its next business venture. The property offers ample on-site parking, strong visibility, and excellent traffic exposure along a well-traveled route. With limited commercial inventory available in Greene, this is a rare opportunity for retail, food service, professional office, specialty sales, or a wide variety of commercial uses. Conveniently located near the village's shops, (Across from Dollar General and Tractor Supply) services, schools, and surrounding neighborhoods, the property provides easy access for customers, employees, and deliveries. Bring your vision and establish your business in the heart of the Greene NY thriving business market. Property is being offered as-is. the Owner is the listing agent for this property.

PROPERTY HIGHLIGHTS

- Prominent 2,640 SF building
- Built in 1980
- Strategic location in Greene area

OFFERING SUMMARY

Sale Price:	\$215,000
Lot Size:	9,148 SF
Building Size:	2,640 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	30	121
Total Population	17	67	267
Average HH Income	\$79,548	\$80,475	\$79,370

HERIBERTO PEZZINO

Licensed Real Estate Salesperson
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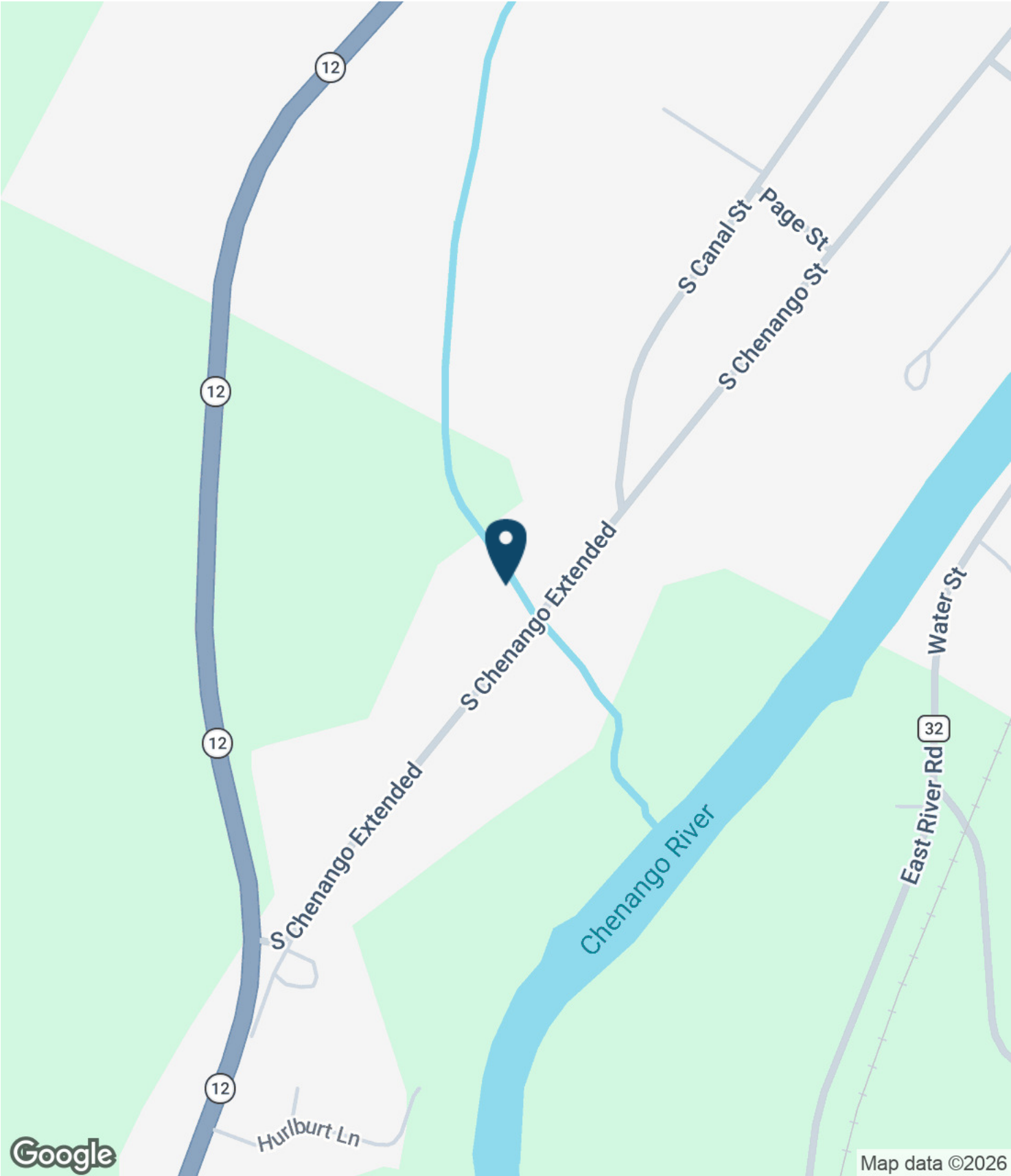
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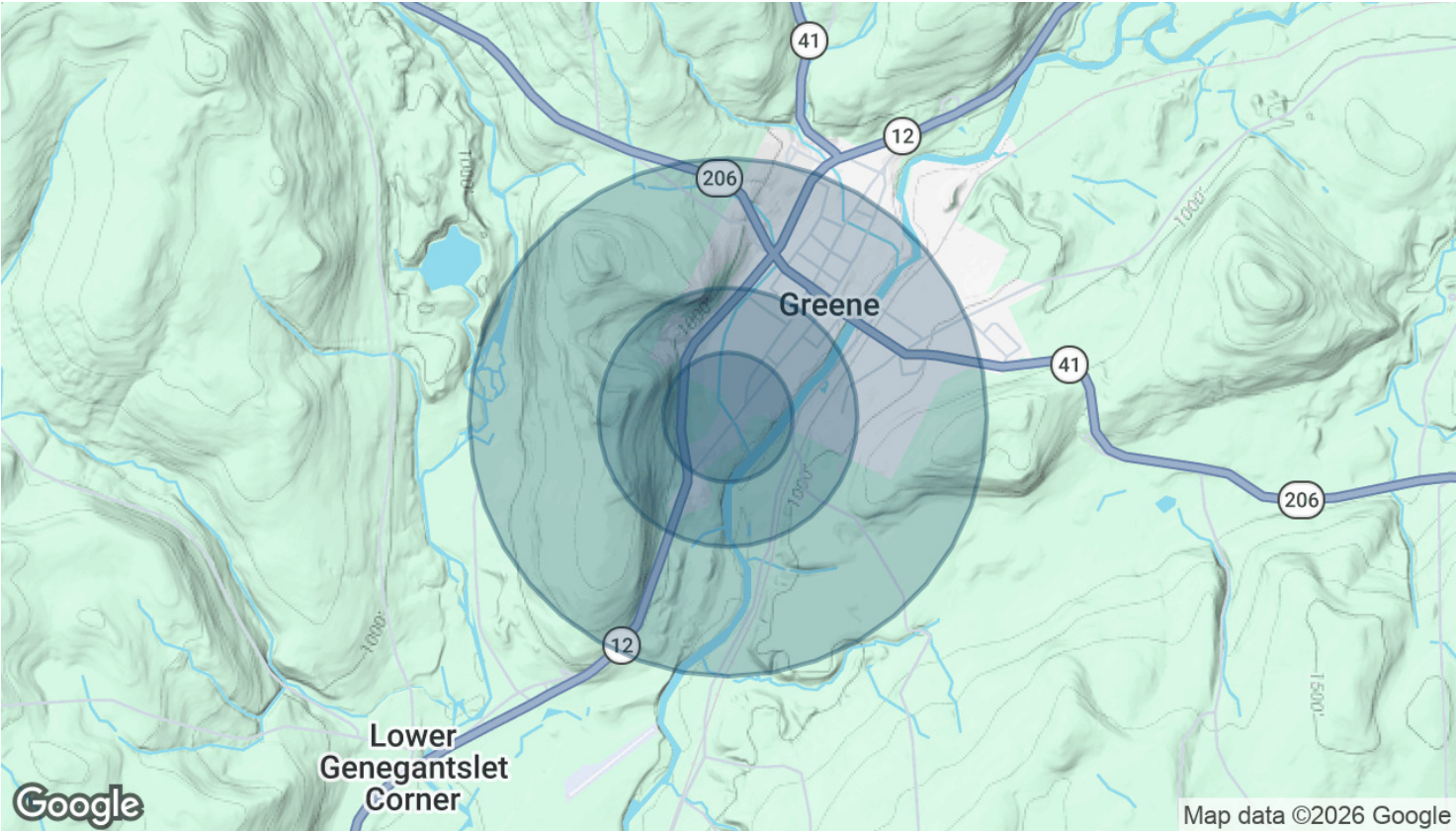
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	17	67	267
Average Age	44.6	43.3	43.4
Average Age (Male)	41.6	40.2	40.6
Average Age (Female)	45.2	43.9	44.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	30	121
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$79,548	\$80,475	\$79,370
Average House Value	\$247,886	\$176,249	\$171,642

2023 American Community Survey (ACS)

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