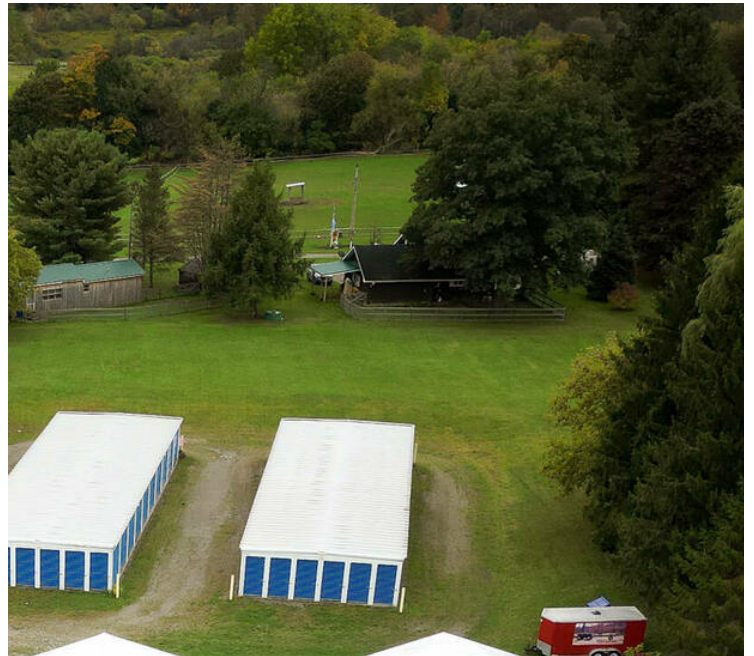


INDUSTRIAL PROPERTY FOR SALE

Empire Welding

1234 NY-215,
Cortland, NY 13045

OFFERING MEMORANDUM



JEFFREY GUIDA
Licensed Associate Real Estate Broker
315.727.9917
jguida@yaman.comm

ASHLEY WARFIELD
Licensed Real Estate Salesperson
607.745.8531
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Industrial Property For Sale

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SECTION 1

Property Information

1234 NY-215,
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PROPERTY SUMMARY

Industrial Property For Sale



PROPERTY DESCRIPTION

This unique 3+ acre property in the heart of Virgil, NY, offers three distinct and profitable revenue streams, presenting an excellent turn-key investment opportunity.

1. ****Empire Welding (44-Year Established Business):**** A highly successful and reputable welding operation, including all essential equipment and machinery. The current owner is committed to ensuring a smooth transition and is open to providing training to the new owner if desired.
2. ****Self-Storage Facility:**** Three steel buildings comprising 75 fully rented storage units, generating a gross annual income of \$65,000.
3. ****U-Haul Rental Dealership:**** An established U-Haul truck rental business with a consistent gross annual income of \$10,000.

Space to add more storage units.

OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	3.11 Acres
Building Size:	6,560 SF

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PROPERTY HIGHLIGHTS

Industrial Property For Sale



PROPERTY HIGHLIGHTS

- A unique, turn-key investment with three income-generating opportunities.
- Reputable, fully equipped business with optional training for new ownership.
- Three steel buildings, 75 fully rented units, earning approx. \$65,000/year.
- Established rental business with steady \$10,000/year gross income.

LOCATION DESCRIPTION

Located in the heart of Virgil, NY with easy access to Cortland, Ithaca, and I-81. Close to local shops, restaurants, and other amenities.

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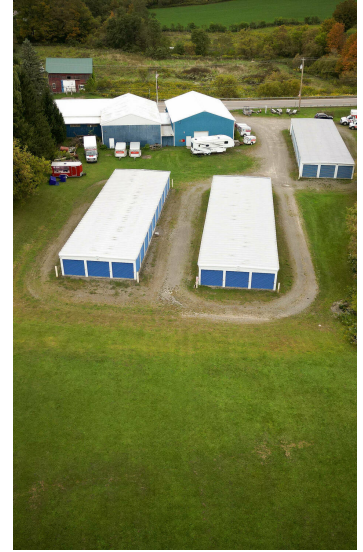
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ADDITIONAL PHOTOS

Industrial Property For Sale



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Location Information

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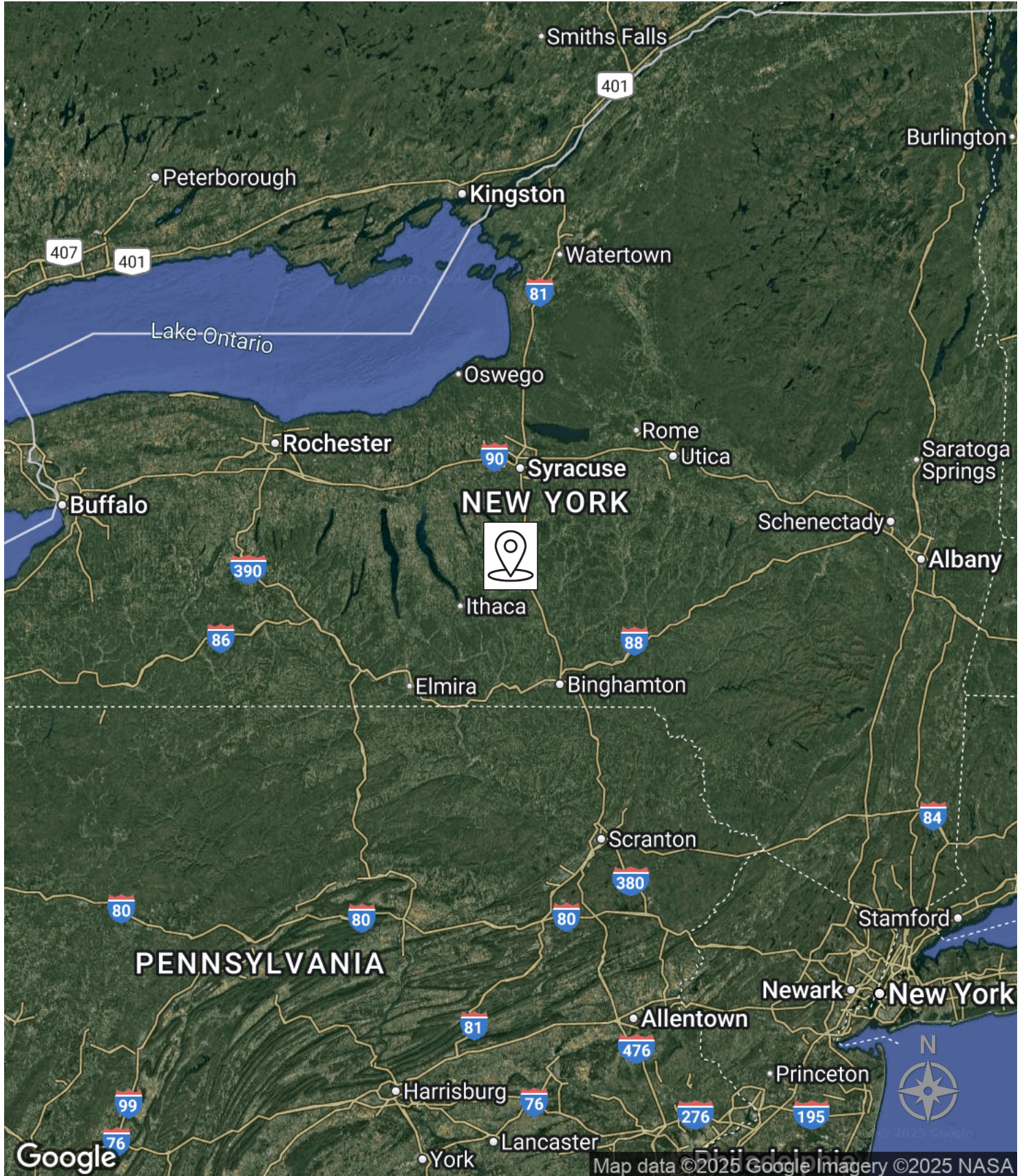
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REGIONAL MAP

Industrial Property For Sale



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