

For Sale

4067 State Rte 26,
Eaton, NY 13334
\$995,000

■ Jeremy Allen
Licensed Real Estate
Salesperson



Property Specifications



Lot Size: 15,246 SF or .35 Acres

Price: \$65.26 PSF

Occupancy: Immediate

Taxes: \$4785 or .004809 PSF

Insurance: \$10,000 or .01005 PSF



Property Photos



Property Overview

Located in the heart of rural Central New York, this unique mixed-use investment opportunity at 4067 State Route 26 in Eaton offers multiple income-generating and redevelopment possibilities within Madison County. The property includes a fully operational EZ Mart convenience store and gas station, a residential home on-site, a shed/storage structure, and an additional adjoining lot — creating flexibility for owner-operators, investors, or developers seeking a multi-use commercial asset.

Positioned directly along State Route 26, the property benefits from consistent local and commuter traffic while serving as a convenient stop for area residents, travelers, and nearby agricultural and recreational communities. The convenience store is well-equipped with over 10 standalone coolers in addition to wall coolers, an ATM, lottery services, slushie machines, and a prepared food/sandwich station, providing multiple in-demand revenue streams.

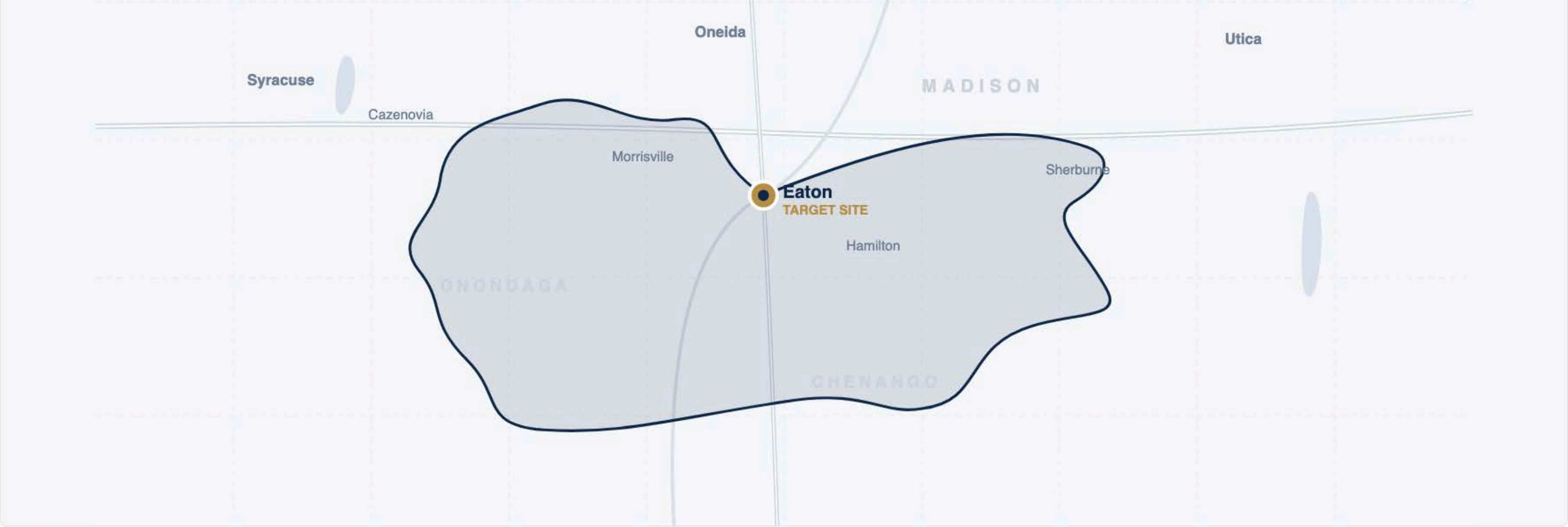
Approximately \$60,000 in combined inventory and fuel is also included, offering immediate operational value for a new owner.

Highlights:

- **No gas contract**
- **New Fuel Tanks in 2018**
- **Lottery and ATM**
- **All equipment conveys with sale**
- **Existing residential home included in sale**
- **Additional shed/storage structure on-site**
- **Extra lot included for future expansion, parking, storage, or development**
- **Strong visibility and frontage along State Route 26**
- **Mixed-use potential with multiple revenue streams**
- **Ideal opportunity for owner-users, investors, or redevelopment**
- **Located in Madison County; in the Syracuse market area; near Colgate University**

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Demographics



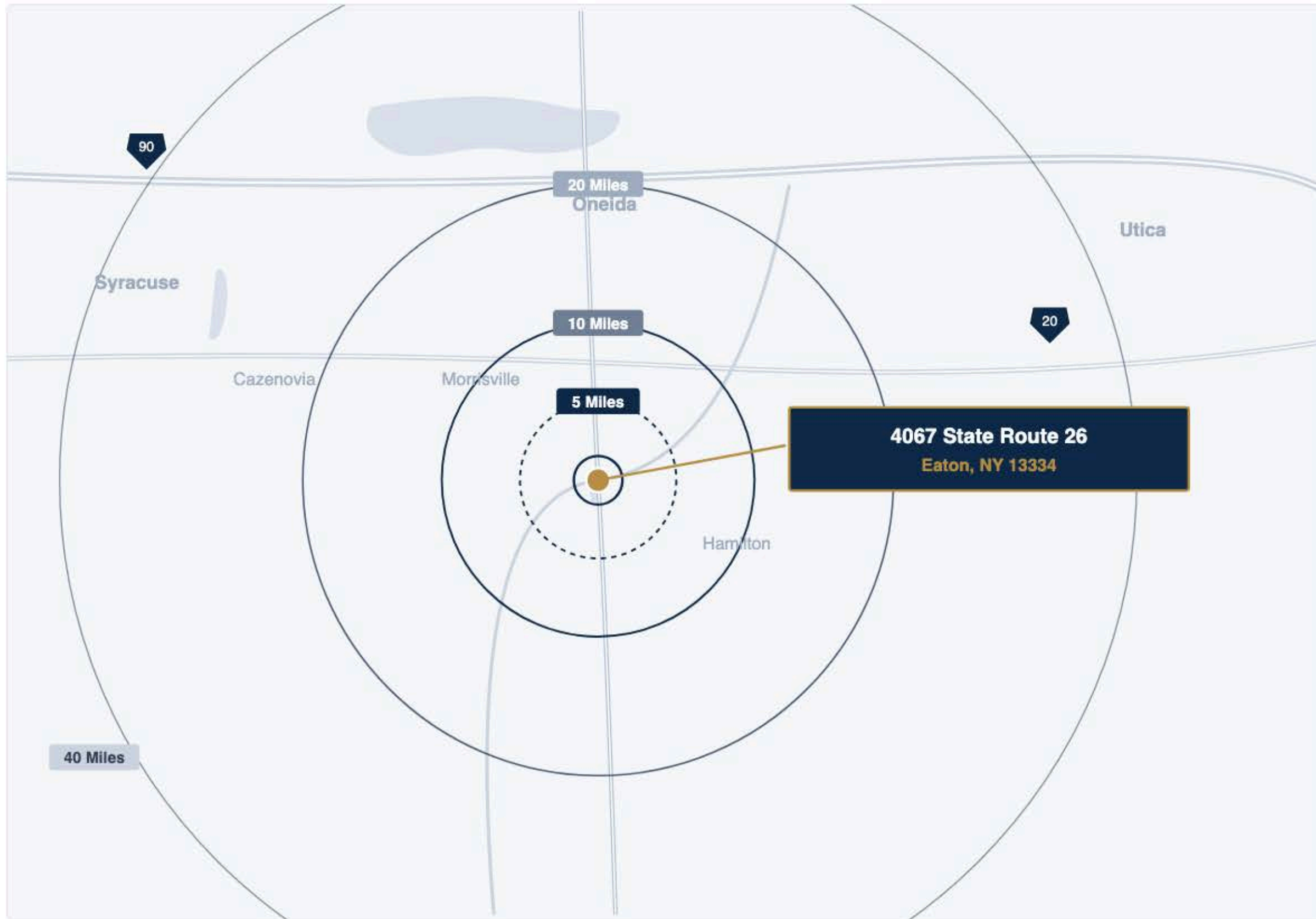
30-MINUTE DRIVE TIME STATISTICS



MADISON COUNTY STATISTICS



Location Overview



KEY DISTANCES

4.2 Miles

to US Route 20

22.5 Miles

to I-90 (NYS Thruway)

38.5 Miles

to Syracuse

34.2 Miles

to Utica

6.5 Miles

to Colgate University

6.2 Miles

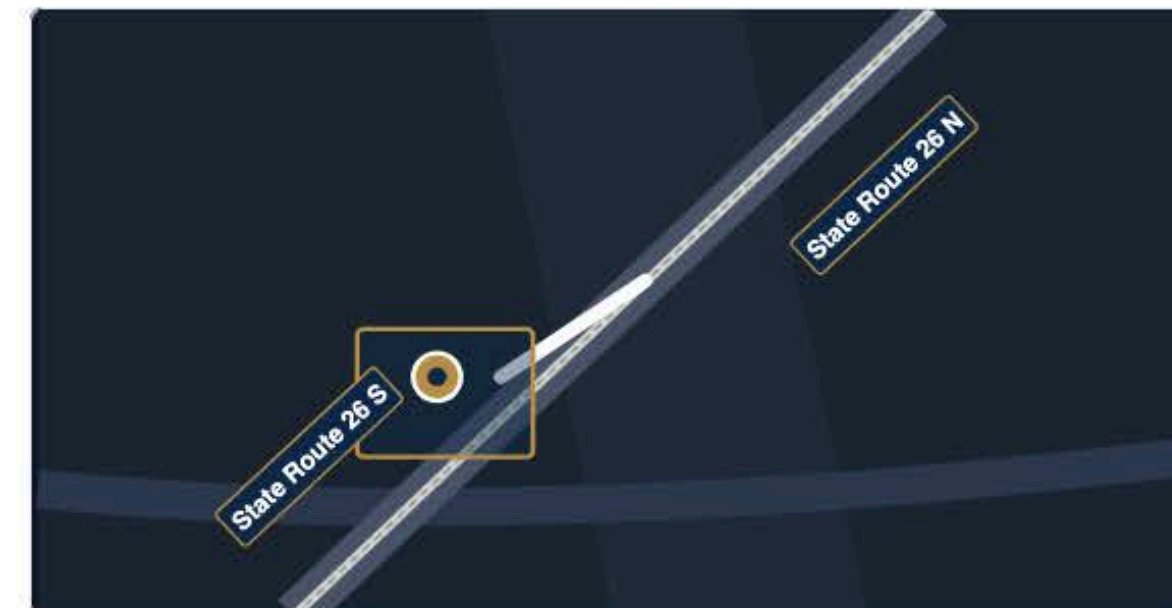
to SUNY Morrisville

0.1 Miles

to State Route 26

42.1 Miles

to SYR Airport





C O N T A C T



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