

7056 Standpipe Rd

Perry, NY 14530



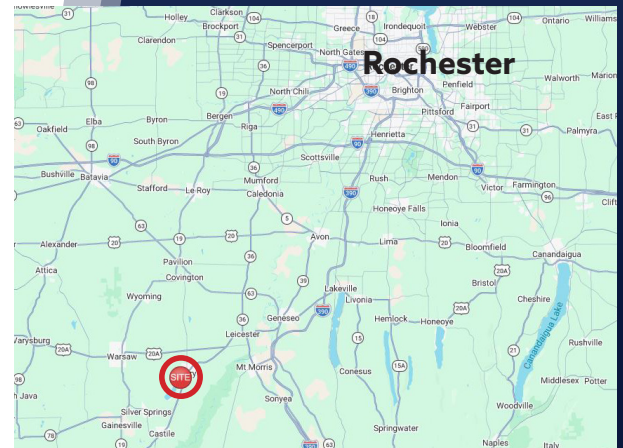
**Available
For Sale**

\$ 599,000



Overview

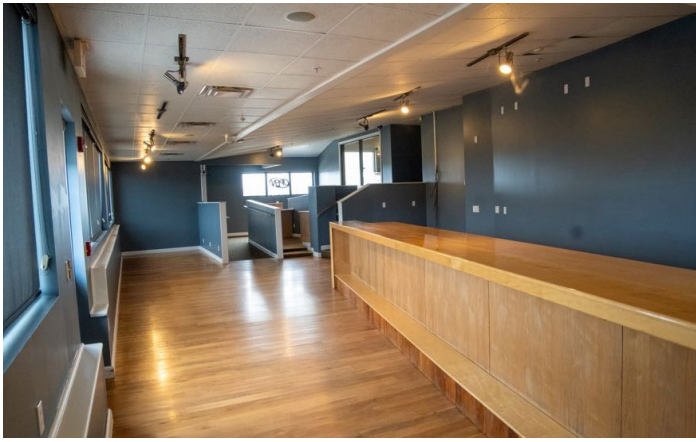
7056 Standpipe Rd consists of 7,100 Sq. Ft. of flex space right of of Silver Lake. The sale includes a fully operational laundromat, providing steady in-place cash flow and a built-in customer base. With the former restaurant tenant no longer in place, the remaining space is vacant and ready for an owner-user to customize for their own business, whether retail, service, office, or contractor use.



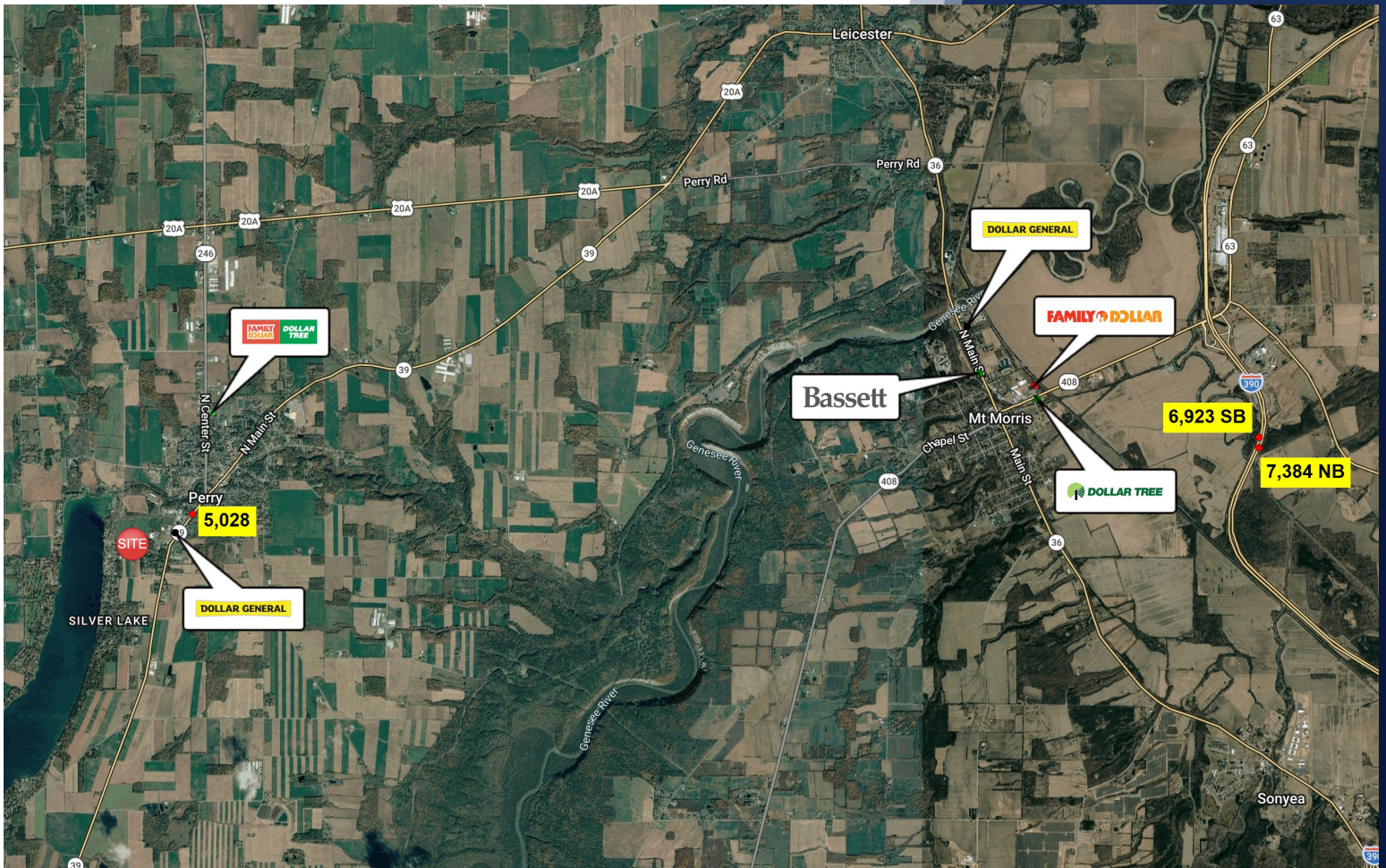
Highlights

- Flexible Layout for Single or Partial Occupancy
- Potential for Contractor Yard, Storage, or Expansion
- Operating Laundromat Business Included
- Rear Portion Offers Possible Residential Redevelopment





Demographics	1 Mile	3 Mile	5 Miles
Population	2,313	5,395	7,331
Households	1,008	2,397	3,123
Average HH Income	\$89,937	\$84,368	\$83,105
Average Age	43.8	42.8	42.3



Building Relationships. Creating Spaces.