

FOR SALE



26 Main St

Oneonta, NY 13820



Michael Conroy

585.735.7739

michael.conroy@expcommercial.com
www.expcommercial.com

Kelly Hall

917.597.1433

kelly.hall@exprealty.com

Property Summary

26 Main St, Oneonta, NY 13820

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VIDEO

PROPERTY HIGHLIGHTS

- Redevelopment, repositioning, or adaptive reuse
- Zoned for restaurant, brewery, boutique lodging, wellness, office, or mixed-use concepts
- ±50 private parking spaces – a rare advantage in the downtown corridor
- ±2,300 SF of residential space (3 bedrooms, 3 bathrooms) providing interim income
- Modern mechanical systems with updated furnace, AC, and hot water heater
- Located in an Opportunity Zone
- Owner Finance for the Business Sale

OFFERING SUMMARY

Sale Price:	\$1,475,000
Lot Size:	0.77 Acres
Building Size:	7,754 SF

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Property Description

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PROPERTY DESCRIPTION

26 Main Street in Oneonta, NY presents a unique opportunity for investors, developers, or business owners to acquire a prominent mixed-use property with multiple paths for value. Located on Main Street with ± 163 feet of frontage, the site benefits from high visibility and a dedicated turning lane for easy ingress and egress. The property sits on ± 0.77 acres and includes private parking for approximately 50 vehicles—a rare amenity for downtown.

The building totals $\pm 7,754$ square feet over two stories, blending historic charm with modern updates, including newer mechanical systems such as a furnace, AC units, and hot water heater. The property currently operates as Alfresco, a well-known restaurant, and offers a buyer the option to continue the existing business, rebrand with a new concept, or reposition the property entirely.

Additional features include two on-site residential apartments totaling $\pm 2,300$ square feet with three bedrooms and three bathrooms combined, offering an added revenue stream or live-work flexibility. The property is zoned for a wide range of commercial uses, making it ideal for restaurants, breweries, boutique lodging, wellness, offices, or mixed-use redevelopment.

Strategically located just off Interstate 88, the site captures both local and regional traffic, with an AADT of 12,008. Oneonta is home to SUNY Oneonta and Hartwick College, contributing a strong student population and consistent year-round demand. The city also benefits from a significant tourism base, driven by national baseball tournaments, Cooperstown All-Star Village events, and other attractions that bring thousands of visitors to the region annually.

Whether you're considering a business takeover, new concept, or full redevelopment, 26 Main Street offers strong fundamentals, strategic location advantages, and a versatile platform for growth.

LOCATION DESCRIPTION

Located on Main Street just North of I88 in Oneonta NY.

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Additional Photos

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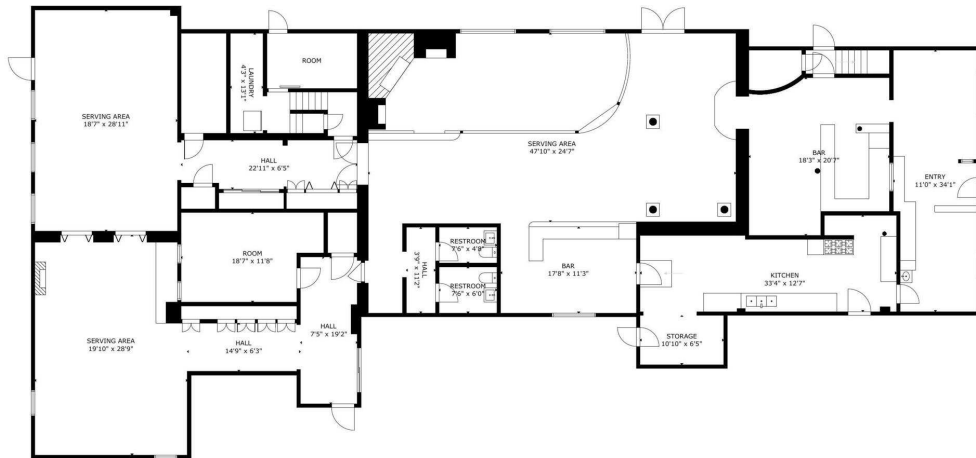


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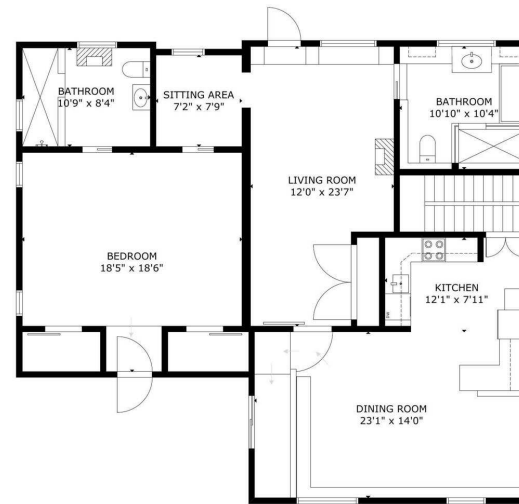
Floor Plans

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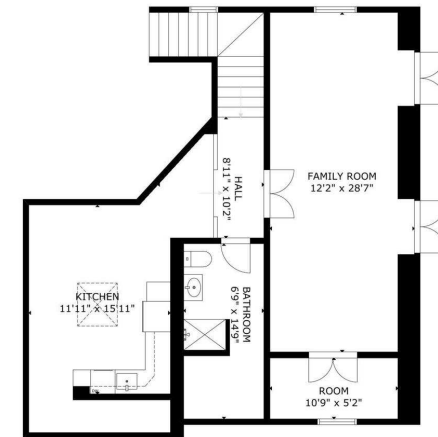
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GROSS INTERNAL AREA
TOTAL: 7,389 sq ft
FLOOR 1: 5,103 sq ft, FLOOR 2: 2,286 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY



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Location Map

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Retailer Map

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Area Analytics

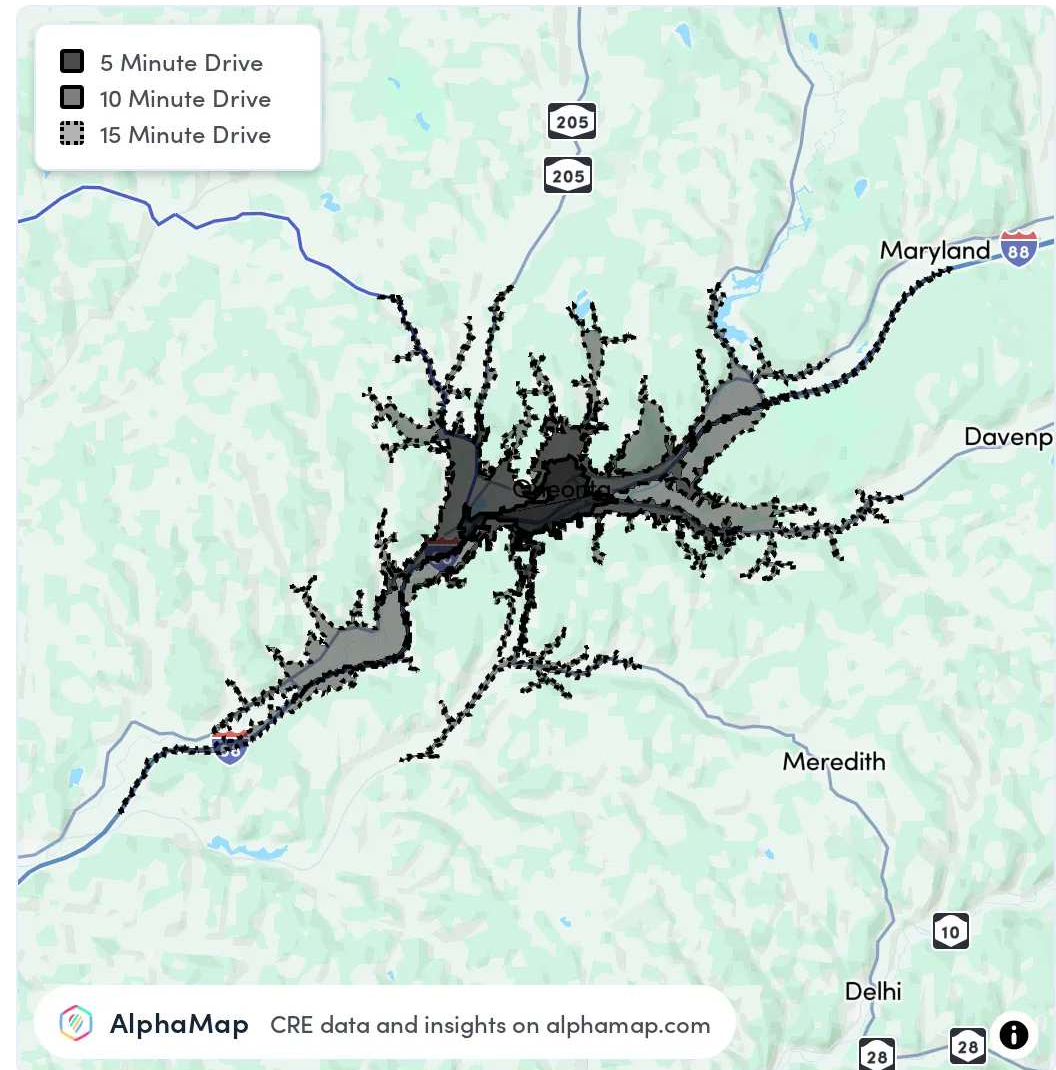
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,311	16,839	20,764
Average Age	39	36	37
Average Age (Male)	38	35	36
Average Age (Female)	40	37	37

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,730	4,952	6,265
Persons per HH	2.3	3.4	3.3
Average HH Income	\$78,712	\$144,964	\$135,595
Average House Value	\$223,408	\$279,558	\$268,191
Per Capita Income	\$34,222	\$42,636	\$41,089

Map and demographics data derived from AlphaMap



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Demographics Map & Report

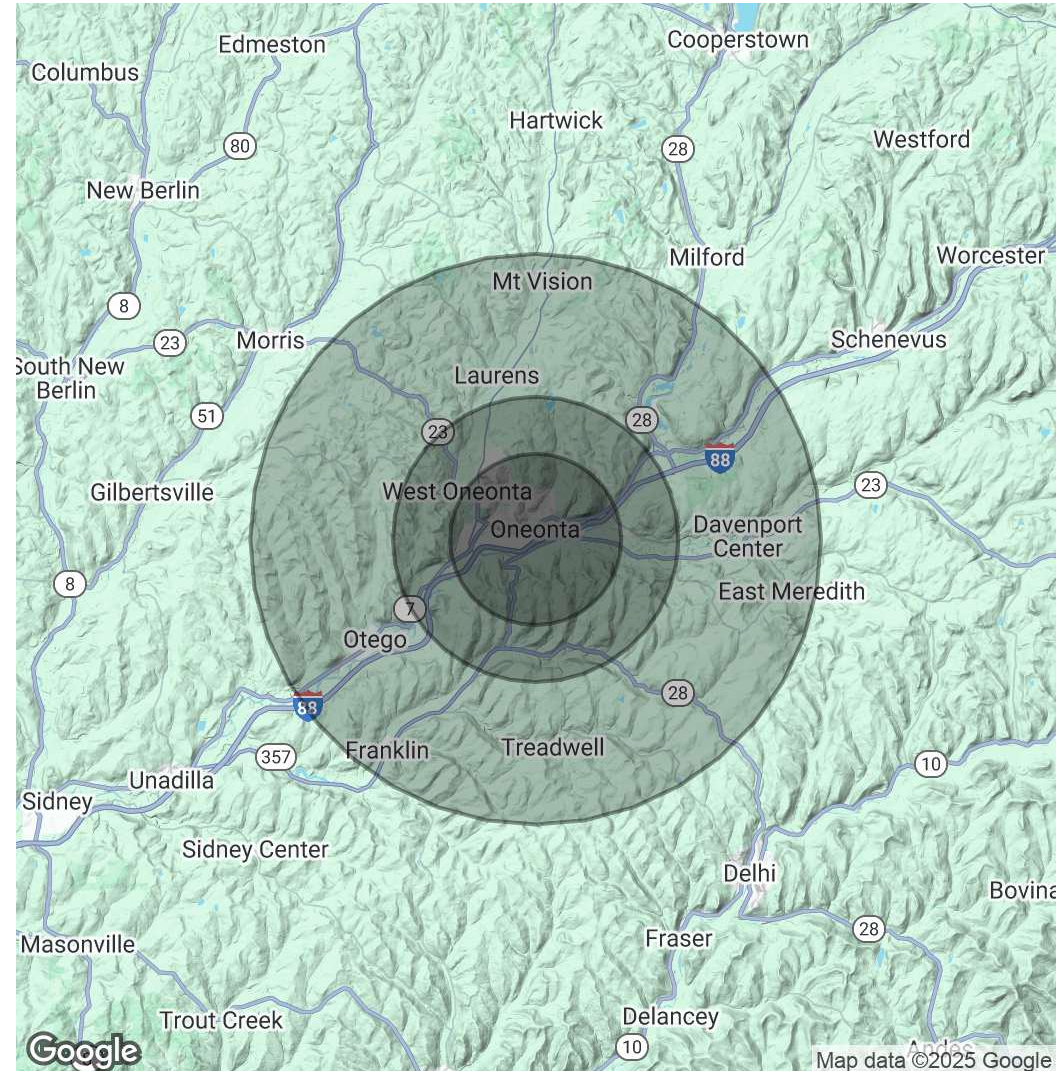
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,010	20,757	31,535
Average Age	31.7	34.7	39.6
Average Age (Male)	31.4	33.8	39.0
Average Age (Female)	33.1	36.3	40.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,969	8,974	14,917
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$54,790	\$55,612	\$56,243
Average House Value	\$149,397	\$149,903	\$153,696

2020 American Community Survey (ACS)



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Meet the Team

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MICHAEL CONROY

Advisor

Direct: 585.735.7739 **Cell:** 585.802.3327
michael.conroy@expcommercial.com



NY #10301218830



KELLY HALL

Realtor®

Direct: 917.597.1433
kelly.hall@exprealty.com



NY #10401335248

EXP COMMERCIAL

One Liberty Plaza, 165 Broadway Suite 2326, New York, NY 10006
585.735.7739

EXP REALTY, LLC

1020 7th North Street, Liverpool, NY 13088
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