

ONE STORY OFFICE/WAREHOUSE BUILDING

450-452 CANISTEO STREET HORNEL, NY

OFFERING PRICE:

\$397,000

21,000 RENTABLE SQUARE FEET



CONFIDENTIAL OFFERING MEMORANDUM

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Cortland, NY

NY Office:
4287 Homer Ave.
Cortland, NY 13045



PROPERTY HIGHLIGHTS

- 21,000+ SF masonry building on ± 1 acre
- Prime location on State Route 36 Expressway, just 2 miles from Rt. 86 Southern Tier Expressway entrance/exit
- Full municipal utilities: water, sewer, and city services
- 3-phase electric & natural gas service on-site
- Fully sprinkled and heated building
- Parking on three sides + fenced rear yard
- Two covered loading docks for efficiency
- Heating systems: warehouse gas ceiling heaters, radiant heat at docks, and forced air in offices
- Flexible layout suitable for warehousing, distribution, or office/industrial use

BUILDING DETAILS

Address:	450-452 CANISTEO STREET HORNEILL, NY
Parcel ID:	166.14-01-009.000
Building Size:	21,000 square feet
Stories:	One (1)
Land Size:	± 1 Acre
Access:	Easy access to SR 36

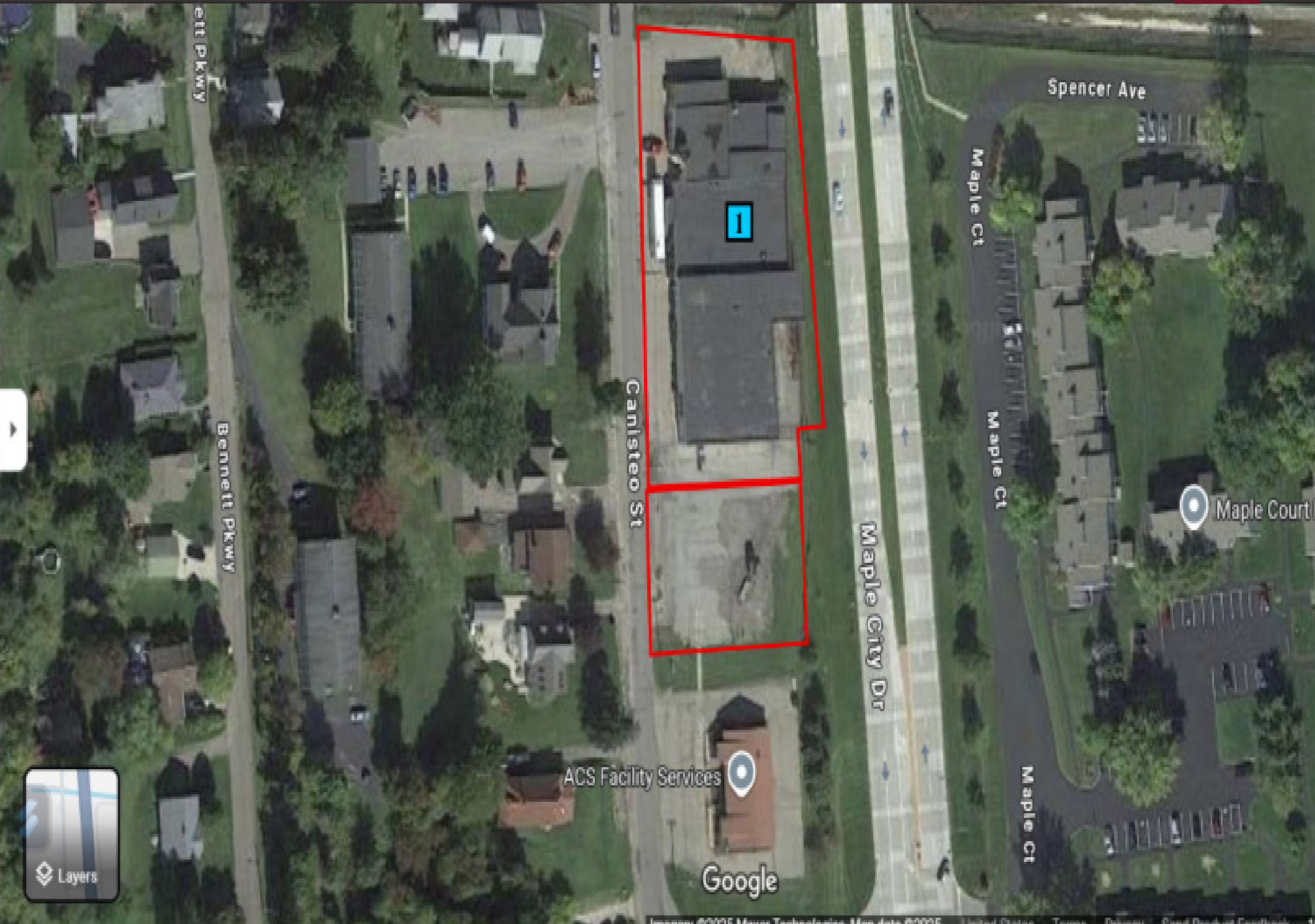
AREA DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Population:	5,482	15,012	25,259
Median Income:	\$78,778	\$85,178	\$88,698

PROPERTY PHOTOS

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Exclusive Sales Representatives



STEVE TERWILLIGER

President

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TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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