


FOR SALE

WATERFRONT DEVELOPMENT LAND

Property Highlights

- 15.86-acre waterfront development opportunity on Lake Delta
- Rare opportunity to acquire a large lake front development opportunity on Lake Delta
- Ideal for residential development, cottages, campgrounds, or other approved uses
- Peaceful setting with convenient access to Rome, Utica, and the Adirondack Park
- Former mobile home park with 40 utility hookups (will require upgrades to existing infrastructure)
- Five (5) existing water wells with pump house
- Private sewer, water, and gas. National Grid electric

Demographic	1 Mile	5 Miles	10 Miles
Population	1,451	13,245	48,296
Households	627	5,719	20,656
Average H.H. Income	\$117,112	\$114,207	\$87,767
Daytime Employees	197	4,087	19,355

Source: ESRI Business Analyst 2025

Travel Times

Rome	16 minutes / 7.4 miles
Utica	32 minutes / 22.3 miles
Old Forge	60 minutes / 45 miles
Syracuse	62 minutes / 51.7 miles

EXCLUSIVE CONTACT

James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jdfurney@pyramidbrokerage.com

Nicholas Cignarale
Real Estate Salesperson
+1 315 617 2662
ncignarale@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com

Lake Delta

No matter the season visitors are bound to find fun and adventure both on site and in the immediate surrounding area. Tucked into the scenic north of Rome, NY, Lake Delta is an outdoor treasure boasting over 2,377 acres of shimmering water, with a shoreline reaching about 18.7 miles and water depths ranging up to 60 feet. Enjoy the many outdoor seasonal activities the area has to offer.



Woods Valley Ski Area - Enjoy night skiing or hang at the lodge for dinner and live music



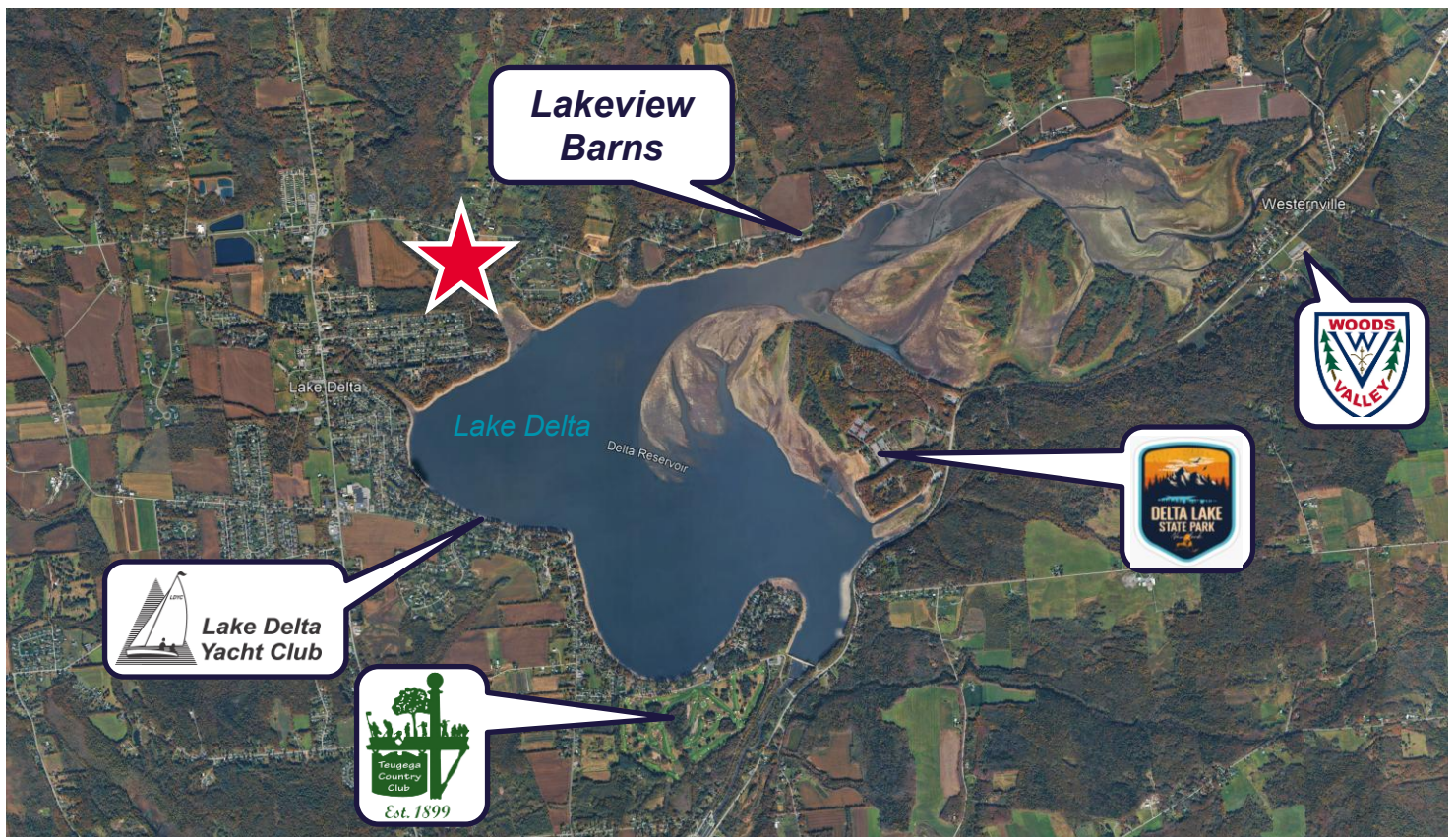
Lake Delta Yacht Club- Enjoy boating or dinner at the Yacht Club



Teugega Country Club- With amazing golf, a large clubhouse with outdoor patio, lake access with boat docks, a pool, and pickleball courts what's not to love



Lake Delta State Park Beach/Campgrounds- Have a day at the beach or spend the night at one of over a hundred camp sites





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Pyramid Brokerage
Company

Cove Road
Lee Center, New York 13363

