

PROPERTY FOR SALE

26 Seminary Avenue

AUBURN, NY 13021



AVAILABLE OPPORTUNITY

- » For Sale: \$150,000
- » 5,658 SF Building on 0.50 Acres

PROPERTY HIGHLIGHTS

- » Excellent location just off Arterial Highway in the heart of Auburn with frontage on Routes 5 & 20
- » High Traffic counts: 25,143 VPD on Arterial Highway East
- » Multiple potential uses including office, potential redevelopment for apartments or mixed-use
- » Walking distance to Wegmans, The Inn at Finger Lakes, local restaurants & thriving downtown Auburn area
- » Handicap accessible with ample parking



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO
Licensed Real Estate Salesperson(315)
374-6664 (c)
Gina@VentureBrokerageGroup.com

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PROPERTY PHOTOS



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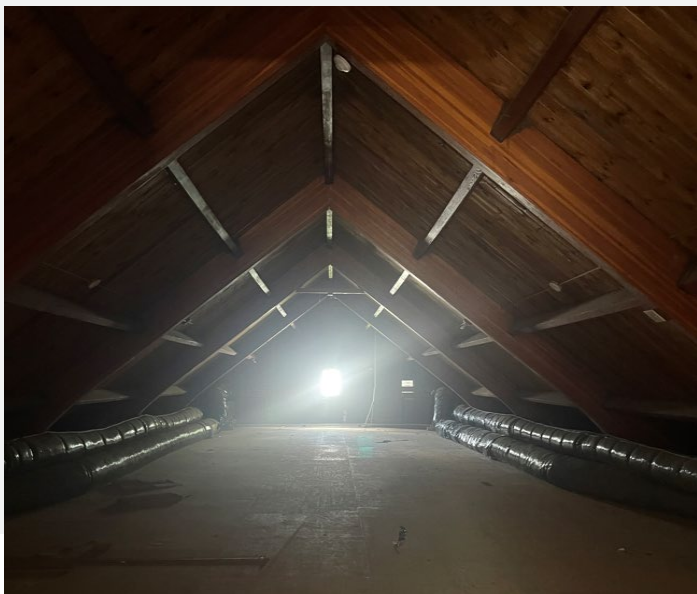
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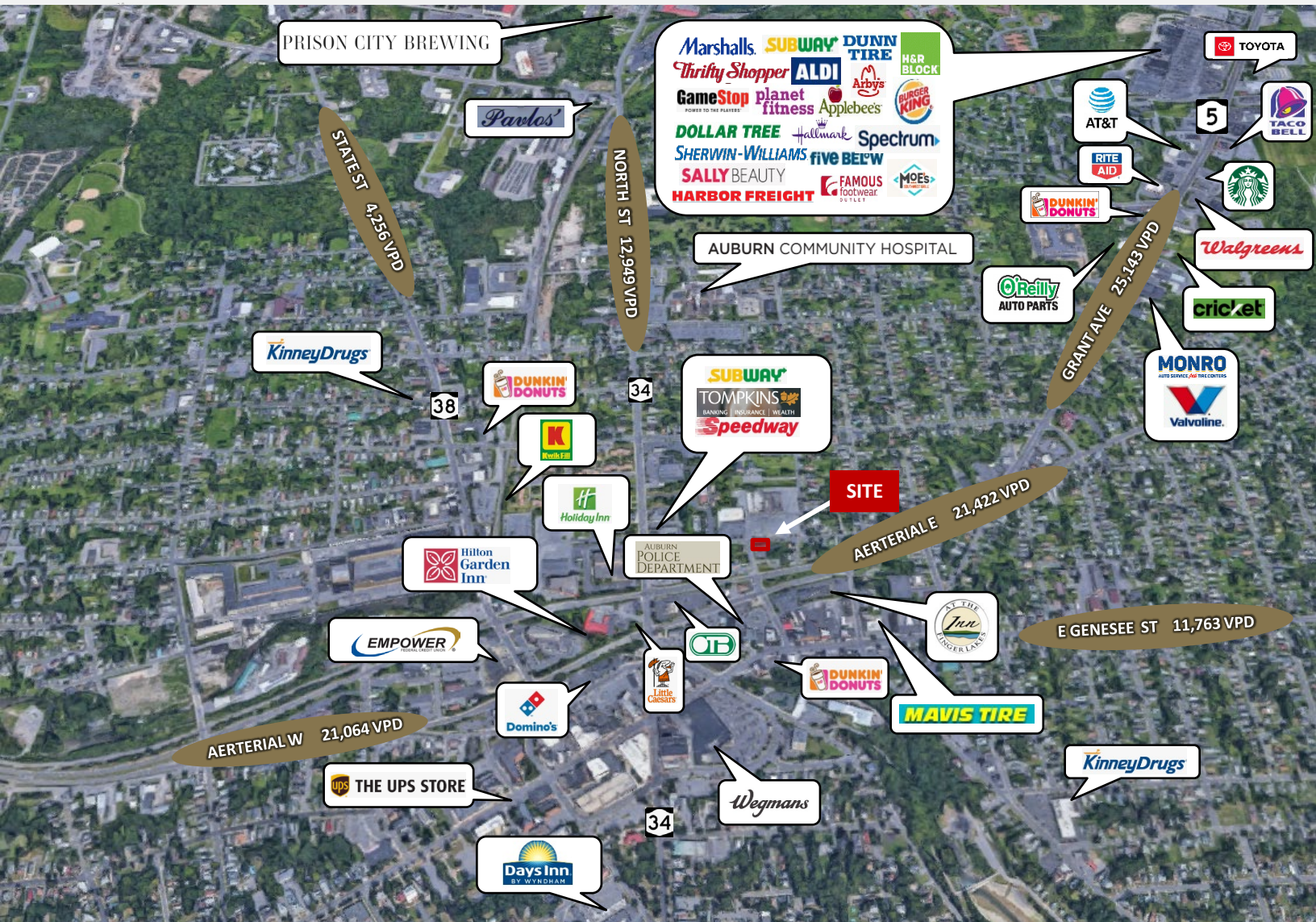
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MARKET AERIAL



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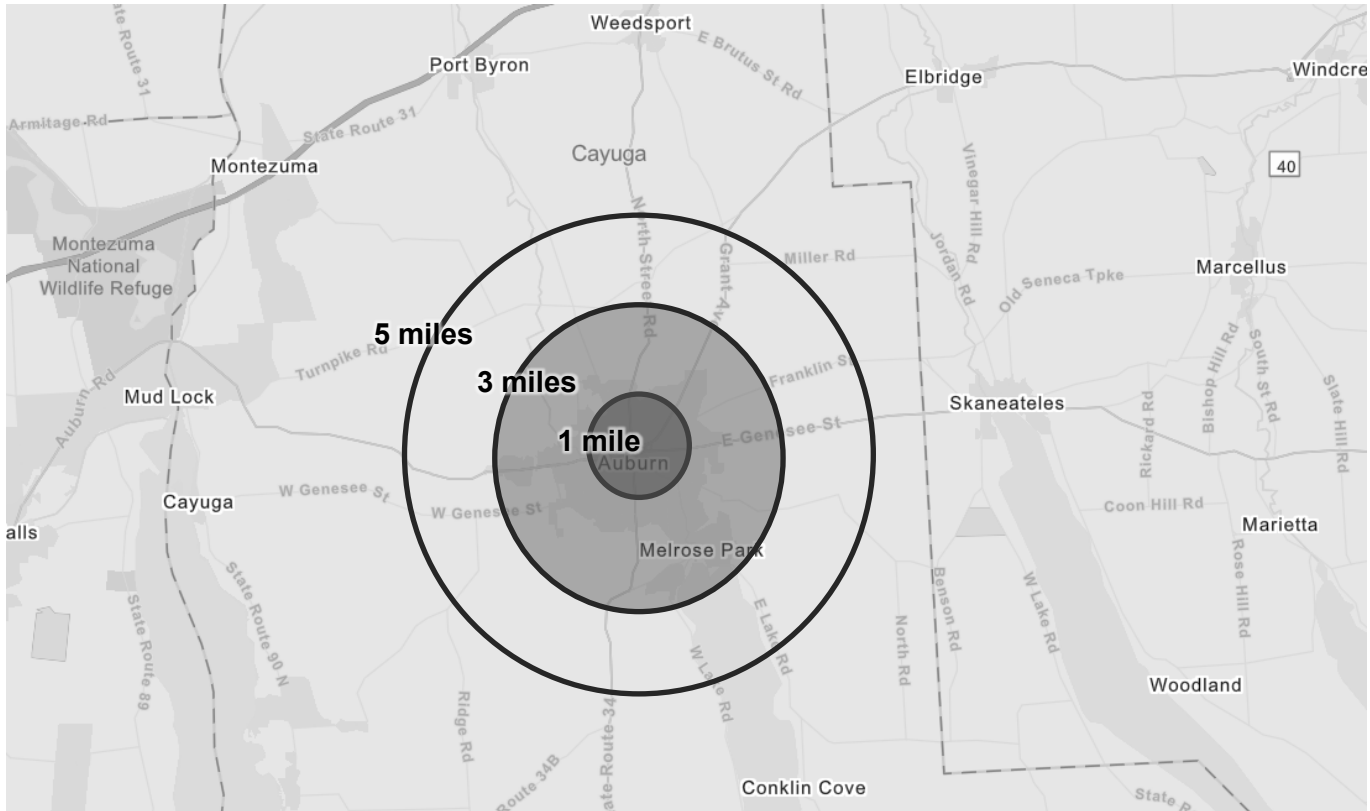
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	17,423	31,907	36,438
Daytime Population	18,003	36,175	39,547
Households	7,642	14,010	15,791
Average Household Income	\$69,190	\$75,705	\$80,915



1,366
Businesses



21,469
Employees



\$164,298
Median Home Value



42.1
Median Age

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