



AVAILABLE OPPORTUNITY

- » For Sale: \$125,000
- » 3,330 SF building

PROPERTY HIGHLIGHTS

- » Multiple potential uses such as service-oriented business, retail, office or medical with 2 handicap accessible restrooms
- » Convenient location just off Highway 5 in the center of Auburn
- » 1 mile+/- from Auburn Plaza, Walmart, Lowes & BJ's
- » Walking distance from Cayuga Community College, Auburn Community Hospital & downtown Auburn
- » High Traffic counts: 25,143 VPD on Arterial Highway East



FOR MORE INFORMATION, PLEASE CONTACT:



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

PROPERTY FOR SALE

62 Franklin Street

AUBURN, NY 13021

V
VENTURE
BROKERAGE GROUP

PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO

Licensed Real Estate Salesperson

(315) 374-6664 (c)

Gina@VentureBrokerageGroup.com

© 2022 Venture Brokerage Group | 2815 Monroe Avenue | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

PROPERTY FOR SALE

62 Franklin Street

AUBURN, NY 13021

TRADE AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



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

PROPERTY FOR SALE

62 Franklin Street

AUBURN, NY 13021

VENTURE
BROKERAGE GROUP

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



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

© 2022 Venture Brokerage Group | 2815 Monroe Avenue | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

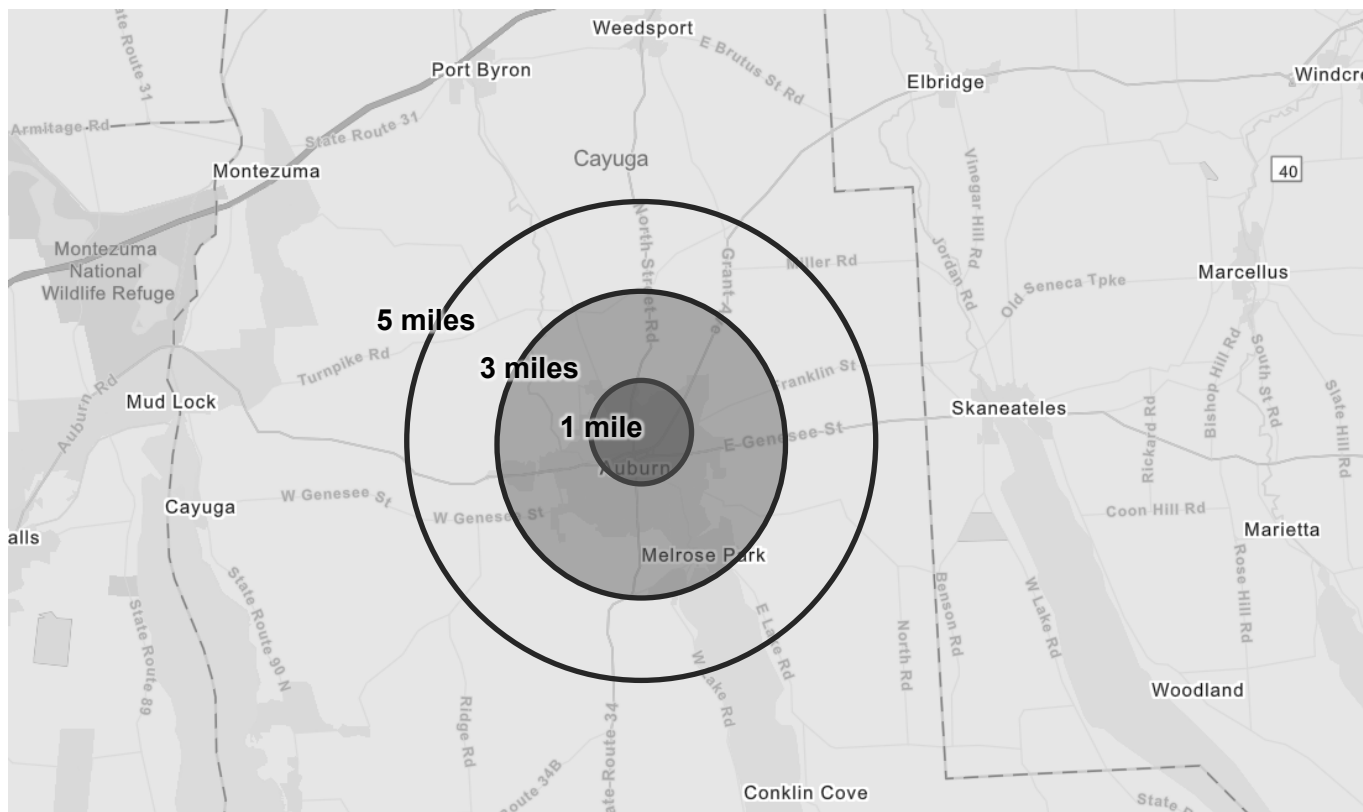
PROPERTY FOR SALE

62 Franklin Street

AUBURN, NY 13021



DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	14,890	31,683	36,357
Daytime Population	15,860	34,450	38,802
Households	6,599	14,077	15,956
Average Household Income	\$69,190	\$75,705	\$80,915



1,393
Businesses



21,238
Employees



\$130,707
Median Home Value



41.8
Median Age

FOR MORE INFORMATION, PLEASE CONTACT:



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

PROPERTY FOR SALE

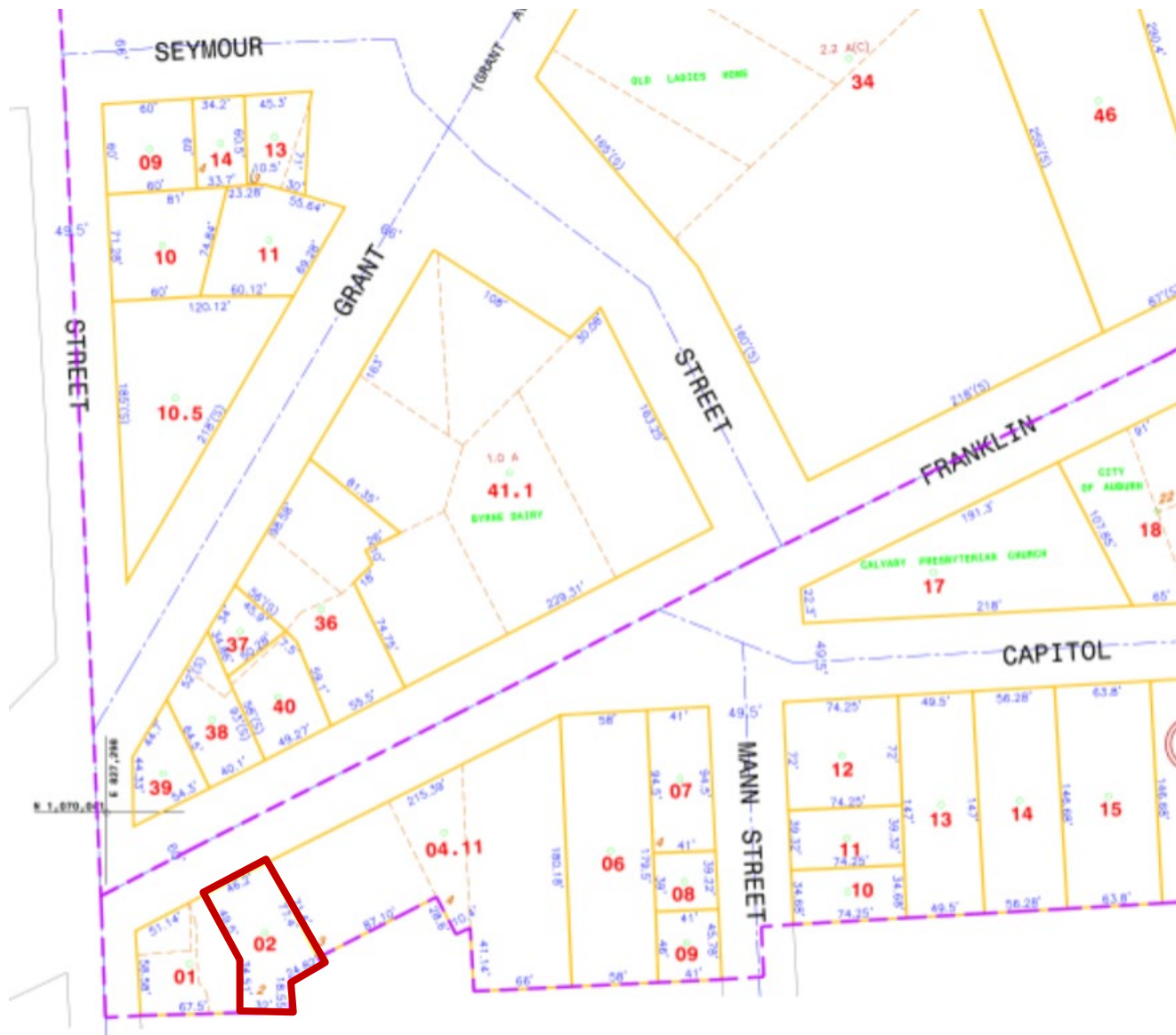
62 Franklin Street

AUBURN, NY 13021



VENTURE
BROKERAGE GROUP

TAX MAP



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO

Licensed Real Estate Broker

(315) 374-6664 (c)

Gina@VentureBrokerageGroup.com

© 2022 Venture Brokerage Group | 2815 Monroe Avenue | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.