



# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

**For Sale**  
**213 South Main Street**  
**Newark, NY 14513**

Motivated Seller  
Bring All Offers  
~~\$299,000~~  
~~\$225,000~~  
Now \$199,000



Great Dane Properties  
is pleased to present  
15,000sf of retail space available for sale  
in Newark, NY.

## Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

## Karina Draghi

Licensed Real Estate Broker

Licensed in  
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

NY Office: PO Box 212, Mclean, NY 13102 \* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982



| 2014 Demographics                   |               |               |                |
|-------------------------------------|---------------|---------------|----------------|
| 213 S Main Street, Newark, NY 14513 |               |               |                |
|                                     | 3 mile radius | 5 mile radius | 10 mile radius |
| Population                          | 12,258        | 17,391        | 52,075         |
| Households                          | 5,368         | 7,398         | 22,258         |
| Median HH Income                    | \$51,182      | \$56,068      | \$59,274       |



**Great Dane Properties, LLC**

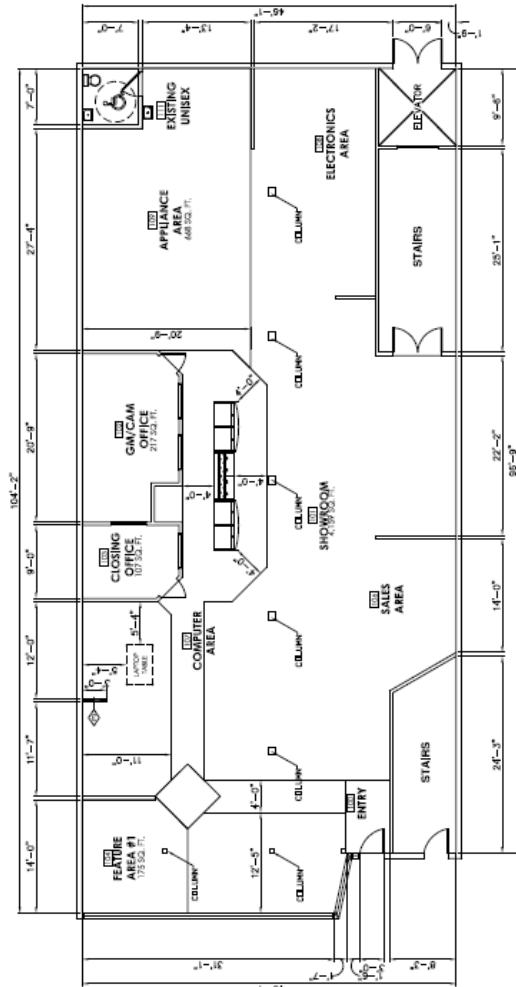
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### First Level Floor Plan



South Main Street 5,507 AADT

- 0.18 Acre Lot
- 15,000sf – 3 Floors
- Row Building – Zoning B-2 Business
- Street Parking in front w/ 15 additional spaces in the rear
- Ingress/Egress – 2 in front, 1 in rear
- Utilities – W/S, Electric 400 A, Gas
- Unisex restroom on 1<sup>st</sup> floor, multiple restrooms on 3<sup>rd</sup> floor
- HVAC – 1<sup>st</sup> floor split system, 3<sup>rd</sup> floor RTU's – all systems 9 years old



The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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