



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

Great Dane Properties

is

Pleased to Present

**3.41 Acres of
Commercial
Land For Sale**

**33100 Irish Avenue Ext.
Philadelphia, NY 13673
Jefferson County**



Joe Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

Karina Draghi

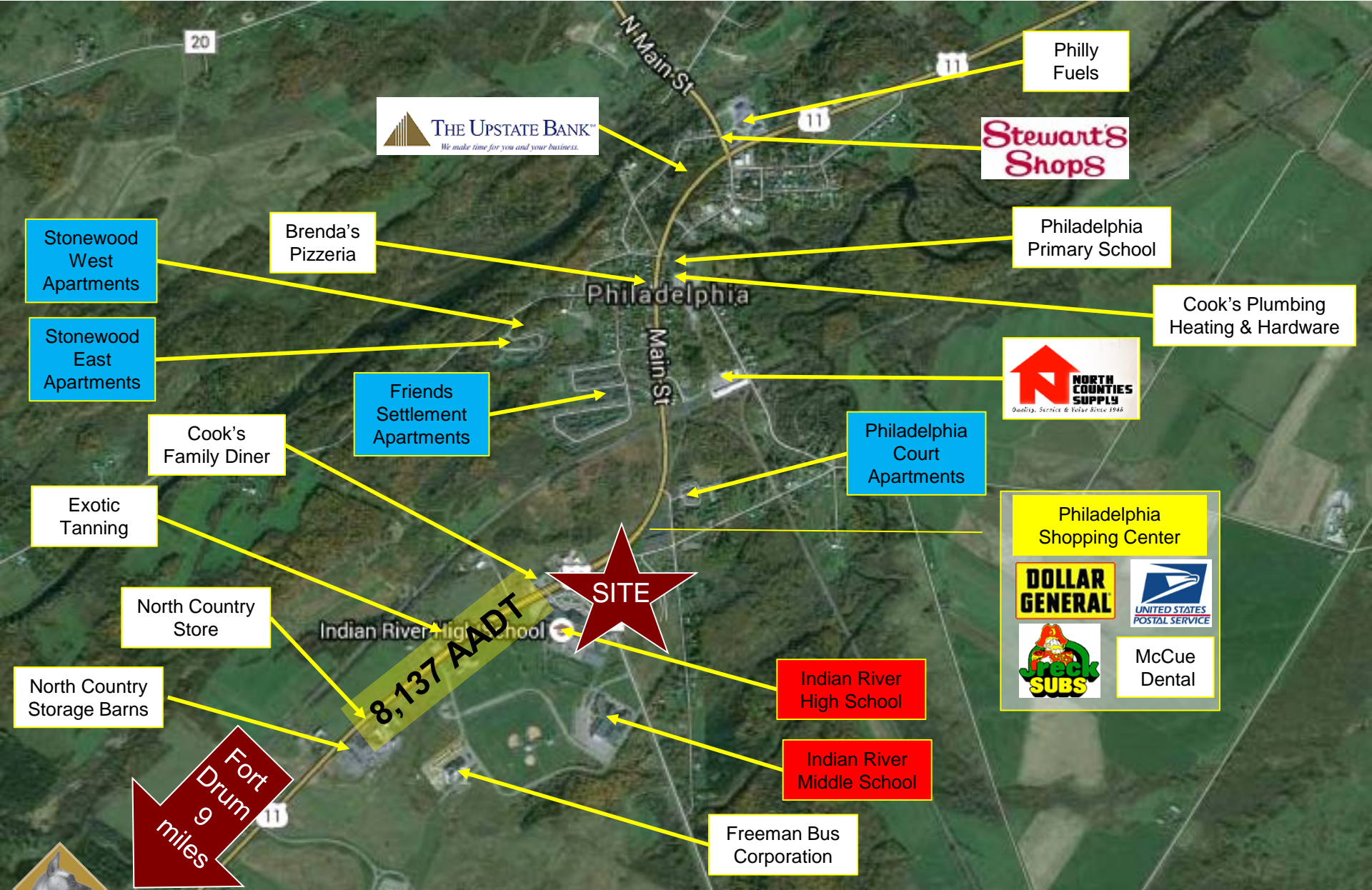
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607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982



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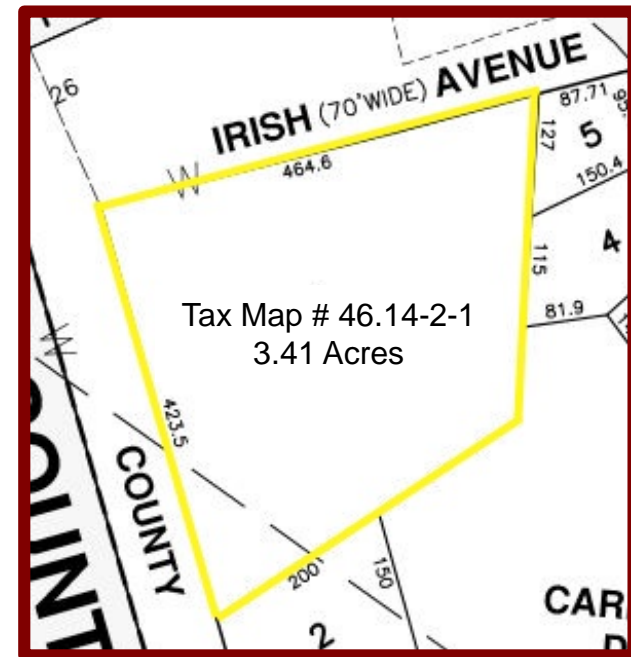
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Property Highlights:

- **3.41 Acres For Sale**
- **Zoned Commercial**
- **Excellent Visibility from Route 11**
- **465' Road Frontage**
- **20' Easement for Water/Sewer/Electric**
- **Private Electric Provider – Much less expensive than the National Grid**
- **Adjacent to Indian River Middle & High School**
 - **Approximately 890 Teachers**
 - **138 Bus Drivers**
- **4 Apartment Complexes in the immediate area**
- **Traffic Count for Route 11 - 8,137 AADT**
- **9 Miles from Fort Drum**



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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