

SUTTON
REAL ESTATE COMPANY

FOR SALE | INVESTMENT
NYS TROOPERS BARRACKS

853 Waterloo-Geneva Rd (Route 20), Waterloo, NY 13165

Latitude: 42.89597 Longitude: -76.90783



PROPERTY FEATURES

- Tax ID: 21-1-75.1
- Lot Size: 1.34 Acres
- Building Size: 4,100 +/- SF
- Sale Price: \$925,000
- Cap Rate: 7.4%
- 20 year lease expires on March 31, 2025
- 2-5 year lease options with 2.4% increase first option and 3.4% increase second option

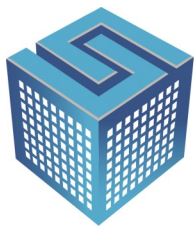
CONTACT EXCLUSIVE AGENTS:

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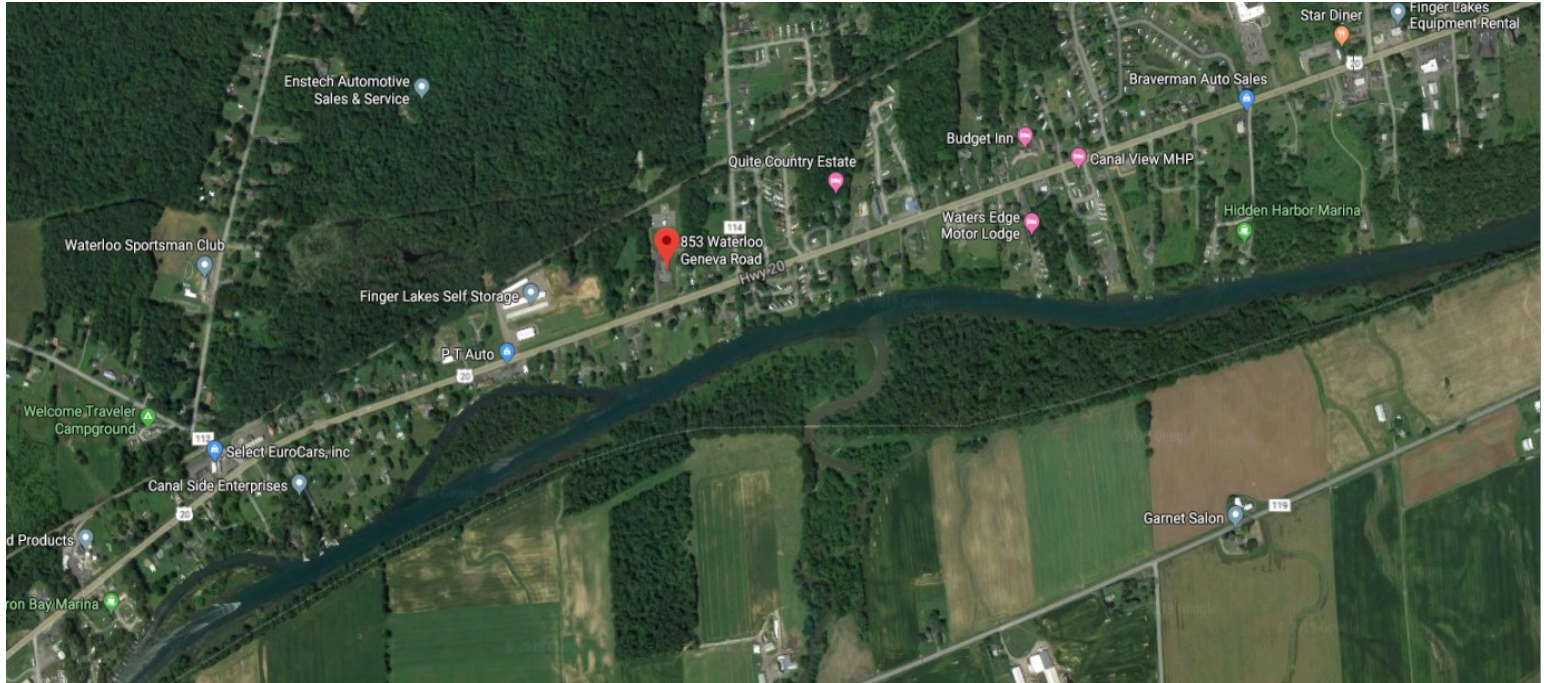


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DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	7,605	23,686	48,171
Total Households	3,176	9,229	19,232
Average Household Income	\$61,272	\$59,716	\$68,408
Day Time Employees	2,725	16,372	30,217

Source: ESRI 2019

TRAFFIC COUNTS

- Route 20—9,830 AADT

Source: NYS DOT 2016

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