



PROPERTY FEATURES

- Over 31,000+/- SF of industrial space located right off of I-81
- Current tenant—County Wide Appliance
- Billboard over looking I-81 for additional income on the parcel
- Gross income of \$41,000 with tenant and billboard
- Over 13.5% capitalization rate at \$200,000 asking price
- Roof over the majority of the structure 10 years old; roof over garage portion just one year old

CONTACT EXCLUSIVE AGENT:

Matthew Buroni

Real Estate Salesperson

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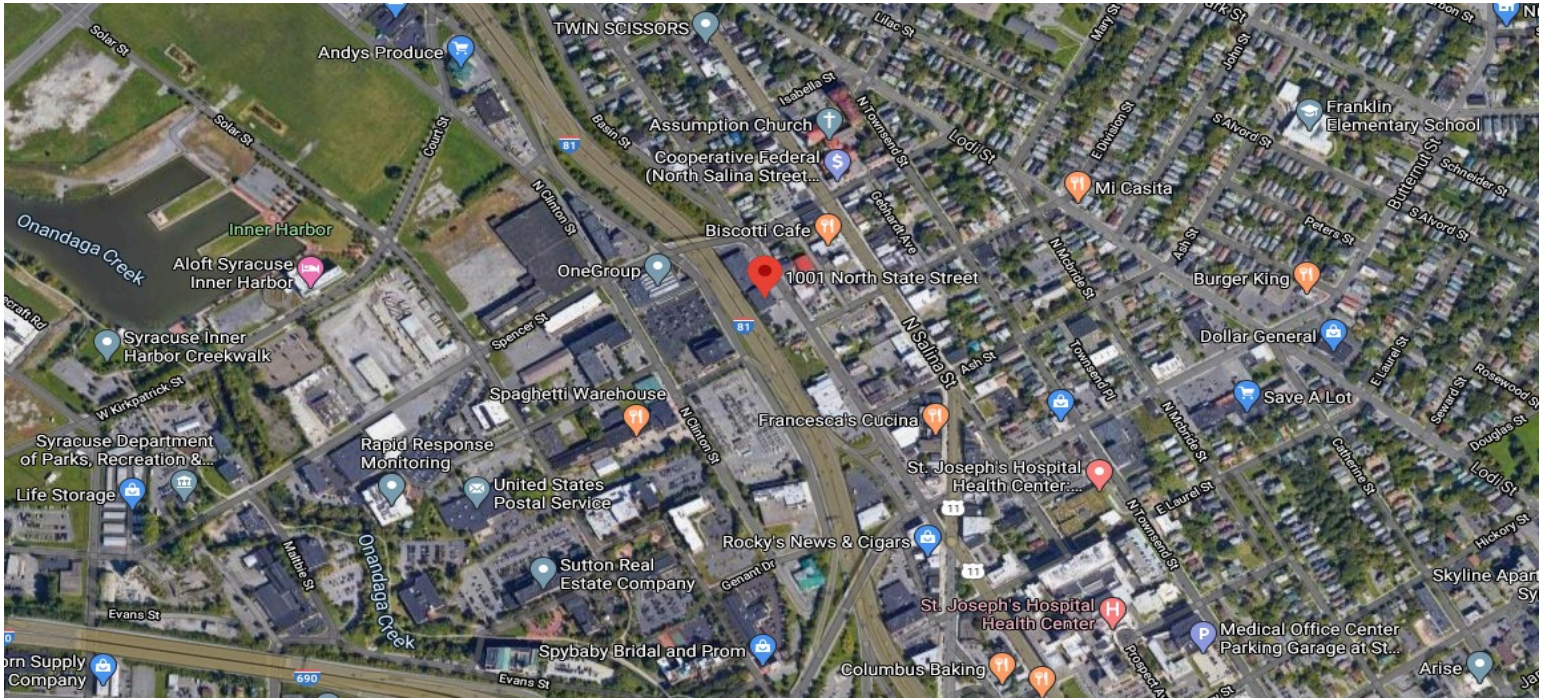
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