

SUTTON
REAL ESTATE COMPANY

**FOR SALE | INVESTMENT, MEDICAL OFFICE
BALDWINSVILLE GENTLE DENTISTRY BUILDING**

30 W. Genesee Street, Baldwinsville, NY 13027



PROPERTY FEATURES

- Investor opportunity for fully-leased medical office building
- Building comprised of dental office and 2 bedroom apartment
- Established dental practice with new long-term lease in place
- Well-maintained building with new roof
- High visibility location in Village of Baldwinsville on Route 31/Route 370

CONTACT EXCLUSIVE AGENTS:

Barton K. Feinberg

Director of Brokerage, Licensed Associate Broker

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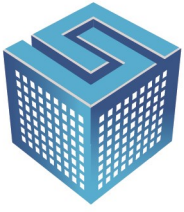
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

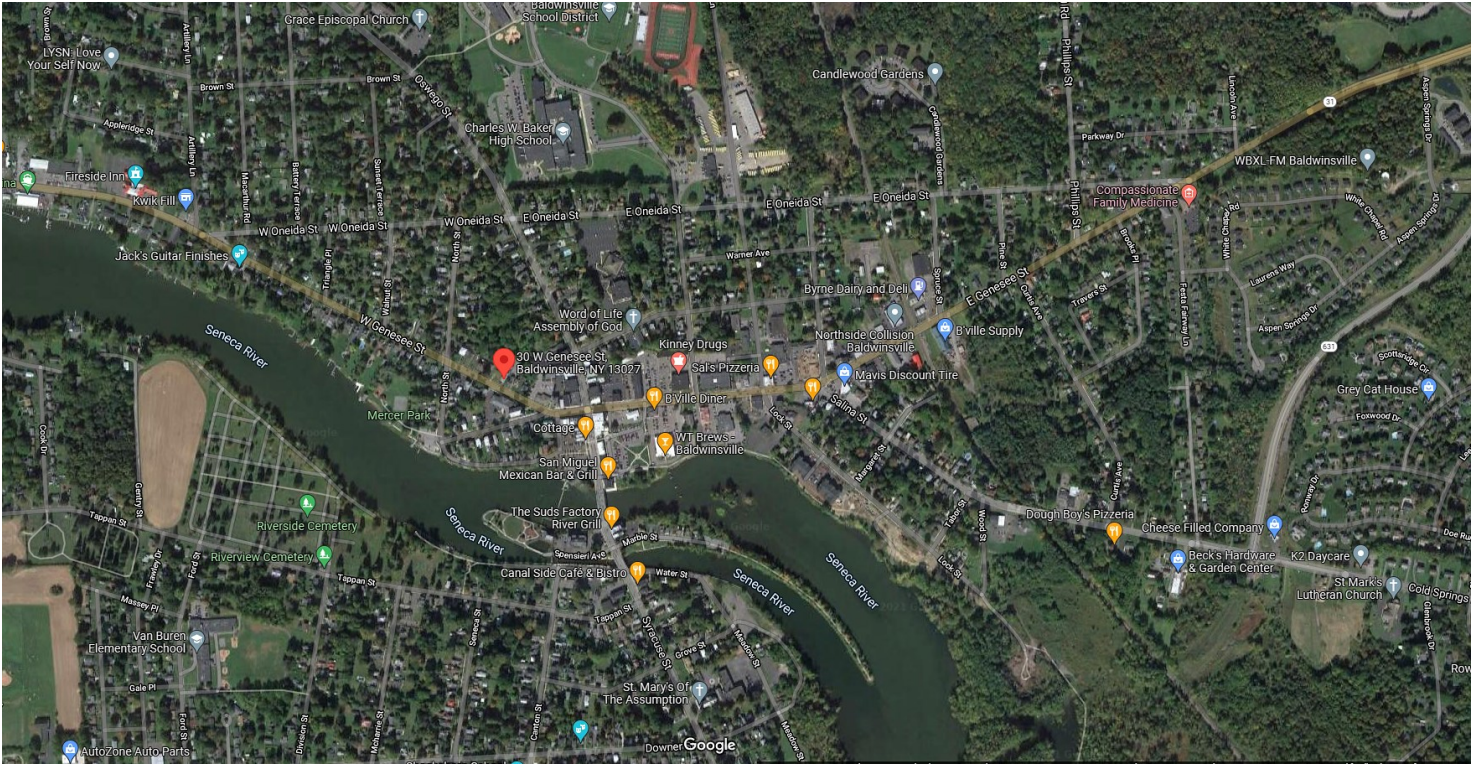
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,070	23,685	42,068
Households	2,909	9,823	17,081
Average Household Income	\$71,080	\$73,853	\$73,904

Source: ESRI

TRAFFIC COUNTS

- W. Genesee St (Rt 31/Rt 370) — 6,405
- Oswego Rd (Rt 48) — 15,256
- I-690 — 20,942

Source: Kallibrate

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