



FOR SALE

4886 West Taft Road Liverpool, NY

Office/Medical

The Property provides the future investor/user with a built-out medical office facility with excellent parking and great visibility.

4886 West Taft Road is a fully built out medical office facility with abundant parking located at the intersection of West Taft and Diamond Roads in the Town of Clay. The Property is located on the busy "Taft Road" corridor close to Wegmans and North Medical Center. Multiple offices and medical offices have developed on this busy thoroughfare.

The property's medical office zoning and proximity to major transportation hubs like Syracuse Hancock International Airport and Interstate 81 further enhances appeal. With a robust local population growth projected and excellent demographic metrics including a median household income of \$63,201 within a 1-mile radius, this location promises professional success.

Don't miss out on this exceptional opportunity — schedule your visit today to envision the future of your office practice at 4886 West Taft Road.



Prime Space

Highlights

- Spacious 8,159 SF One-Story Building
- Easy Access to Interstate 81 for Convenience
- 1.8 Acres
- Fully Built Out Interior
- Excellent Visibility
- 60 parking spaces
- Established location near Syracuse Airport
- Modern, well-maintained facility (Built in 1990)



Beautiful Entrance Area



Modern Interior



Spacious Offices



Common Conference Room

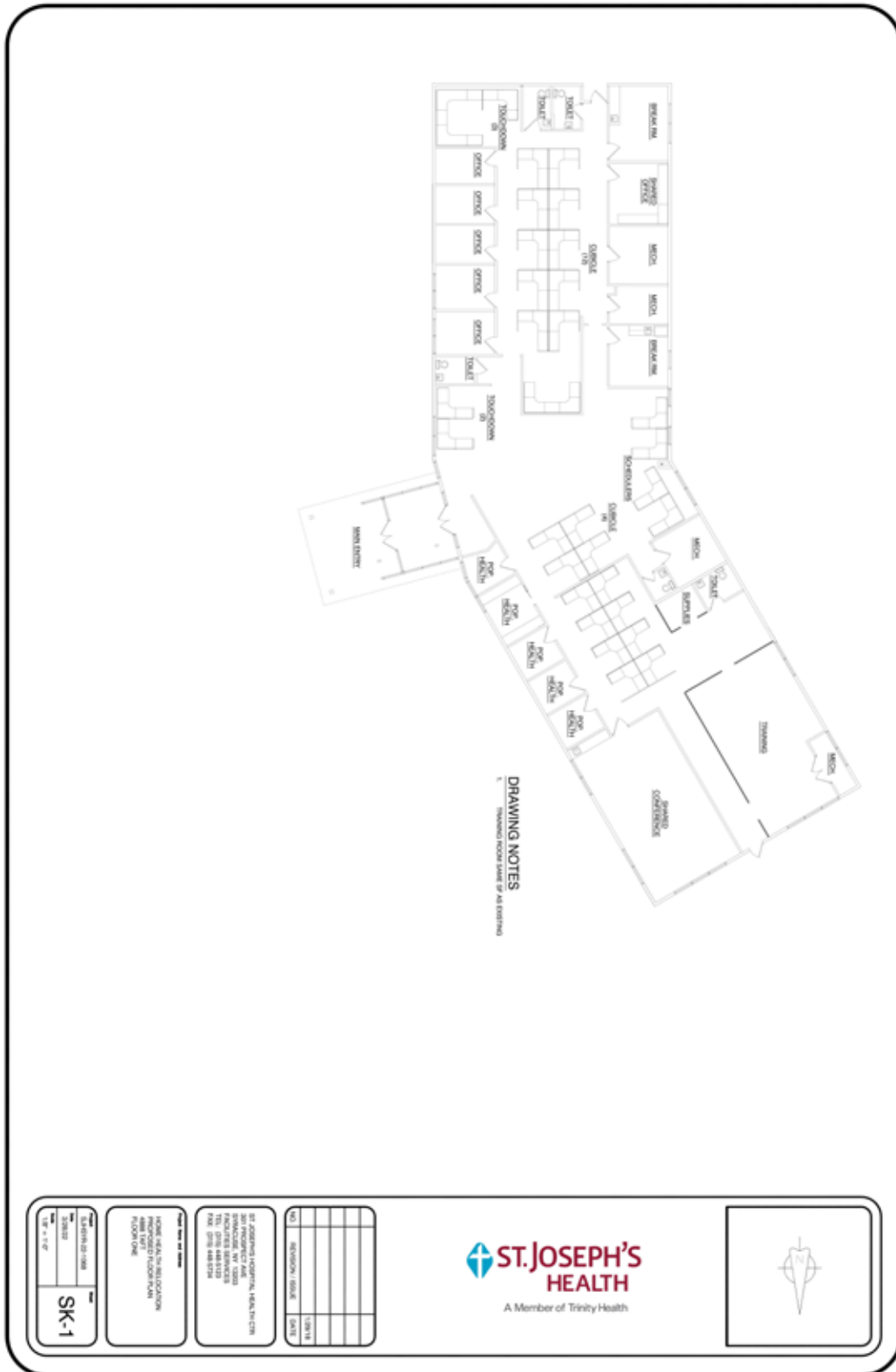


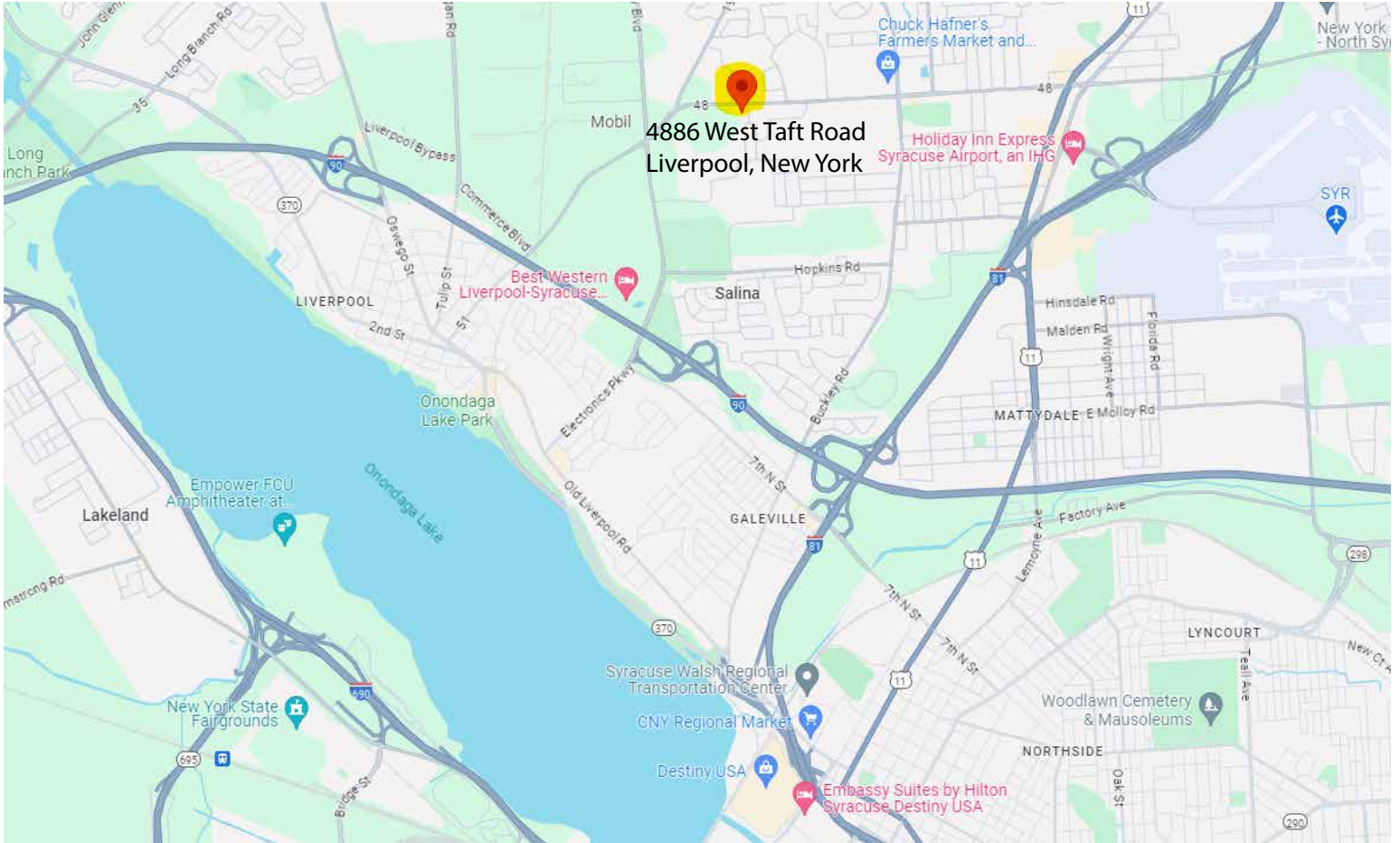
Breakroom



Abundant Office Space







Demographics	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,194	59,169	152,731
Households	4,354	25,663	64,934
Avg. HH Income	\$84,015	\$78,815	\$74,686
Traffic Counts	12,678	AADT	2023

