

## Delaware Ave Greyfield: Sidney, NY



### Site Location:

- 135 Delaware Ave, Sidney NY 13838.
- Less than one mile from Interstate 88 10,719 AADT) and NYS Rt 8 (914 AADT.)
- Located in Sidney commercial district, and one mile from Sidney Downtown.
- Sidney, NY: Population 3,854.
  - Within 10 miles: 20,657
- Site located in Opportunity Zone.

### Site Information:

- Mid-size greyfield building with parking lot.
- ~55,000 sq ft building
- ~2.25 acre parking lot
- Building was last used as a K-Mart
  - Sales floor ~45,000 Sq ft
  - Offices
  - Loading Docks
  - Inventory storage
  - Auto Shop
- Building will need some renovation

### Owner Information:

Delaware County Industrial Development Agency is motivated to sell to buyer with a business and/or project that is beneficial to Sidney, and the tri-county area. Delaware County has maintained a reputation as a flexible seller with several purchase options which fit buyer needs, including outright sale, lease, lease-to-own, financing and other incentives.

### Prospective Projects:

Base on the area needs, this site would be ideal for consumer retail, hospitality, housing, transportation hub, and other job-creating project and businesses.

---

Please contact Evan Bowker, economic development specialist at [evan.bowker@co.delaware.ny.us](mailto:evan.bowker@co.delaware.ny.us) or 607-832-5123 for more information.