



FOR SALE:

Large office building in Sherburne NY on Rt.12 (26 North Main St), 7,000 sq ft, and currently houses 3 rental apts which rent for \$3,050 monthly. For the 20 years prior to retirement the law firm average gross income was \$26,000 per week, or 1.3 million yearly. The office has 30+ rooms, 8 bathrooms, 5 kitchens, 80+ stained glass windows. ornate solid oak floors and carved oak trim, one propane fireplace, 17 parking spaces in the parking lot in good condition, handicap ramp, next to free municipal parking lot, with NBT Bank as the other neighbor, 4 large porches (one on the 3rd floor). small one car garage, new roof in Nov 2023, new stain and paint 2024.

Asking.....**\$465,000**
w/owner financing. Will co-broke for
4% to selling broker.

To request additional pictures, send us an email at joycelawfirm@frontiernet.net.

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