



**RE/MAX Excalibur Commercial**

www.PostOfficesForSale.com  
21803 N. Scottsdale Rd #100  
Scottsdale, AZ 85255  
(602) 663-4743

**POST OFFICE FACT SHEET**

Liverpool Post Office  
300 Cypress Street  
Liverpool, NY 13088

ORIGINAL/CURRENT LEASE

FROM: 12/1/2016 TO: 11/30/2021

**RENTAL RATES:**

**PURCHASE OPTIONS:**

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$137,360.00</u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$151,096.00</u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$166,205.00</u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>

NET INTERIOR SQ. FT: 8,600 LOT SIZE: 26,132  
YEAR BUILT: 1961 YEAR OCCUPIED: 1961

**FINANCING:**

COMPANY: Call Chris Durham RE/MAX Excalibur  
FROM:                      TO:                       
AMOUNT BORROWED:                      INTEREST RATE:                       
CURRENT BALANCE:                      AS OF:                       
MONTHLY PAYMENT:                      ASSUMABLE?                     

APPROXIMATE MAINTENANCE COST PER YEAR: \$4,300.00 suggested reserve.  
INSURANCE PREMIUM PER YEAR: \$2,286.00 AUSPL Estimate

**PROPERTY TAXES:**

NO TAX CLAUSE:            ZERO TAX CLAUSE:            REIMBURSEMENT PAID: XX  
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR:                       
ROOF CONDITION: Good ROOF REPLACED: No IF REPLACED, YEAR ROOF REPLACED:             
ROOF TYPE: Flat EXTERIOR: Brick

**PURCHASE PRICE:** \$1,800,000.00 – 7.3% CAP

\$132,924 Est. N.O.I. 5.7 miles from Syracuse Hancock International Airport and  
5.4 miles from Syracuse, NY. 2 year termination clause. USPS Maintenance

The information herein has been obtained from sources believed to be reliable. While RE/MAX Excalibur Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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