



## **PRIME LOCATION! OFFICE OR REDEVELOPMENT SITE**

# **\$294,000**

- Available **Immediately**
- Existing  $\pm 5,599$  SQFT Office Environment Along Main Thoroughfare
- AADT  $\pm 15,000$  VPD
- Potential Redevelopment Site
- 15+ Offices with Conference Rooms,
- 30+ Parking Spaces
- Priced to Sell As-Is



**Benjamin Romer**

**518-368-3932**

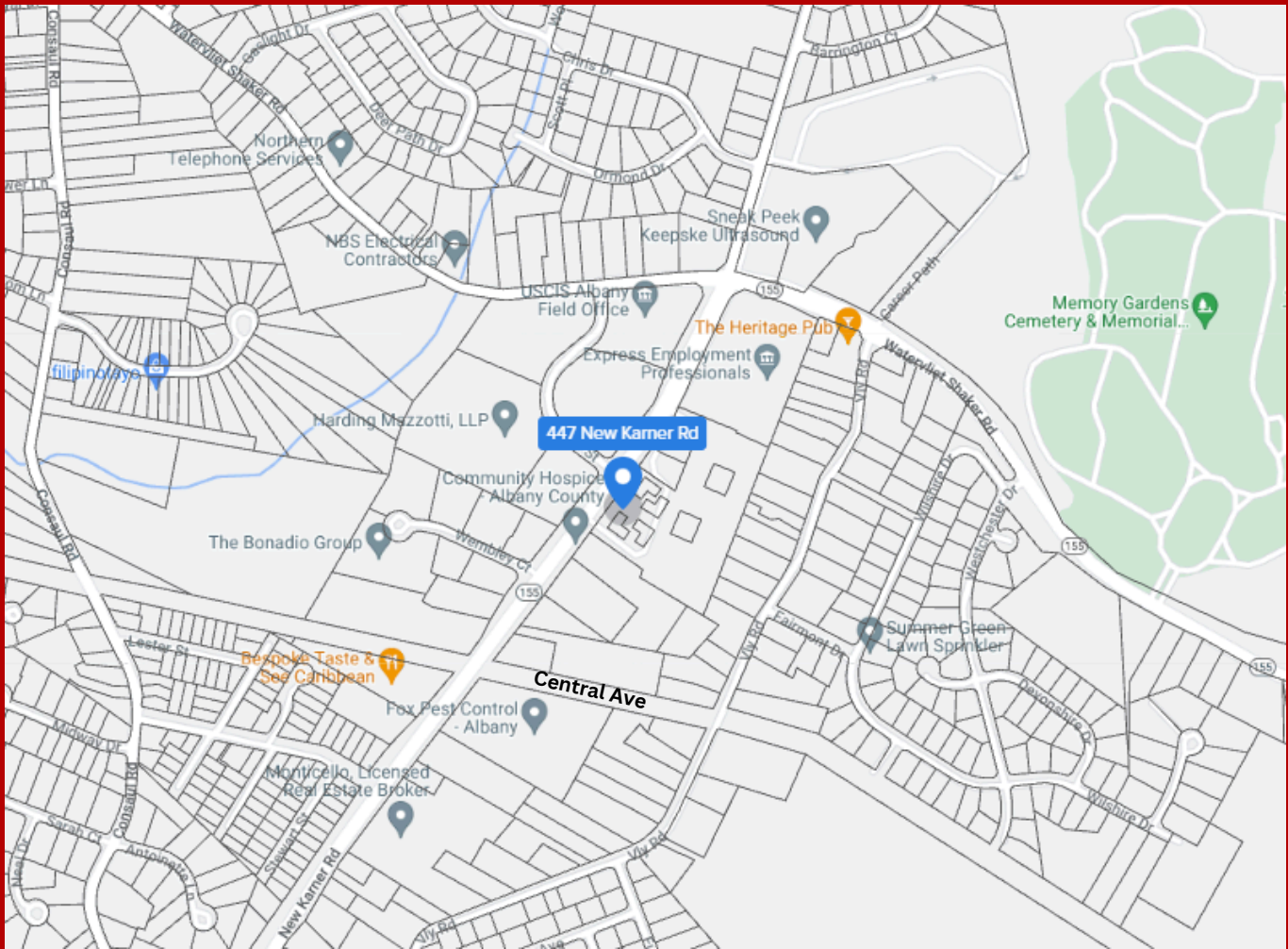
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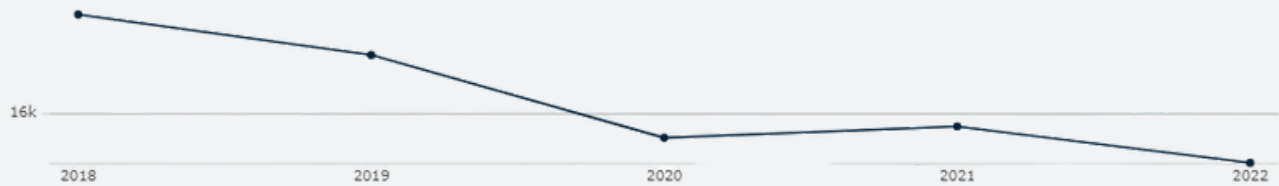




#### Population

15.2k

↓ -3% Compared to 15.8k in 2021  
↓ -12% Compared to 17.4k in 2018



#### Household Income

\$99.4k

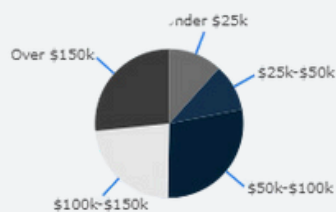
Median Income

\$100k

2028 Estimate

↑ 1%

Growth Rate



#### Age Demographics

46

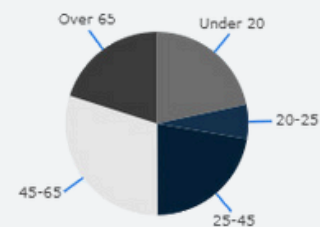
Median Age

47

2028 Estimate

↑ 1%

Growth Rate



**KW** PLATFORM

Each Office Independently Owned & Operated



**COMMERCIAL**





## PROPERTY OVERVIEW

Highly visible existing office environment for sale with over 15 office, existing conference rooms, ample storage, bathrooms and over 30 dedicated parking space. Zoned Office Residential District, redevelopment of the site through a wide range of uses is achievable. High AADT at  $\pm$  15,000 vpd and 370 ft of frontage. Minutes from Central Ave and surrounded by residential neighborhoods. Reach out today to schedule a showing!



**Alex White**

**KW PLATFORM**

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