



50,066± SF FORMER SCHOOL AVAILABLE

PROPERTY HIGHLIGHTS

- Former David H. Robbins Elementary School
- Large floor plates
- Municipal water & sewer
- Large 5.1± AC parcel of land
- Asphalt parking lot
- Well maintained property
- Located off Exit 29 of I-90 (New York State Thruway)

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	1,849	4,670	9,550
Households	730	1,842	3,738
Average HH Income	\$51,909	\$52,295	\$53,987
Total Businesses	66	155	286
Total Employees	699	1,585	2,806

Source: ESRI, 2021

Traffic Counts	
East Main Street	4,347 AADT
I- 90 (New York State Thruway)	23,200 AADT

Source: NYS DOT, 2021

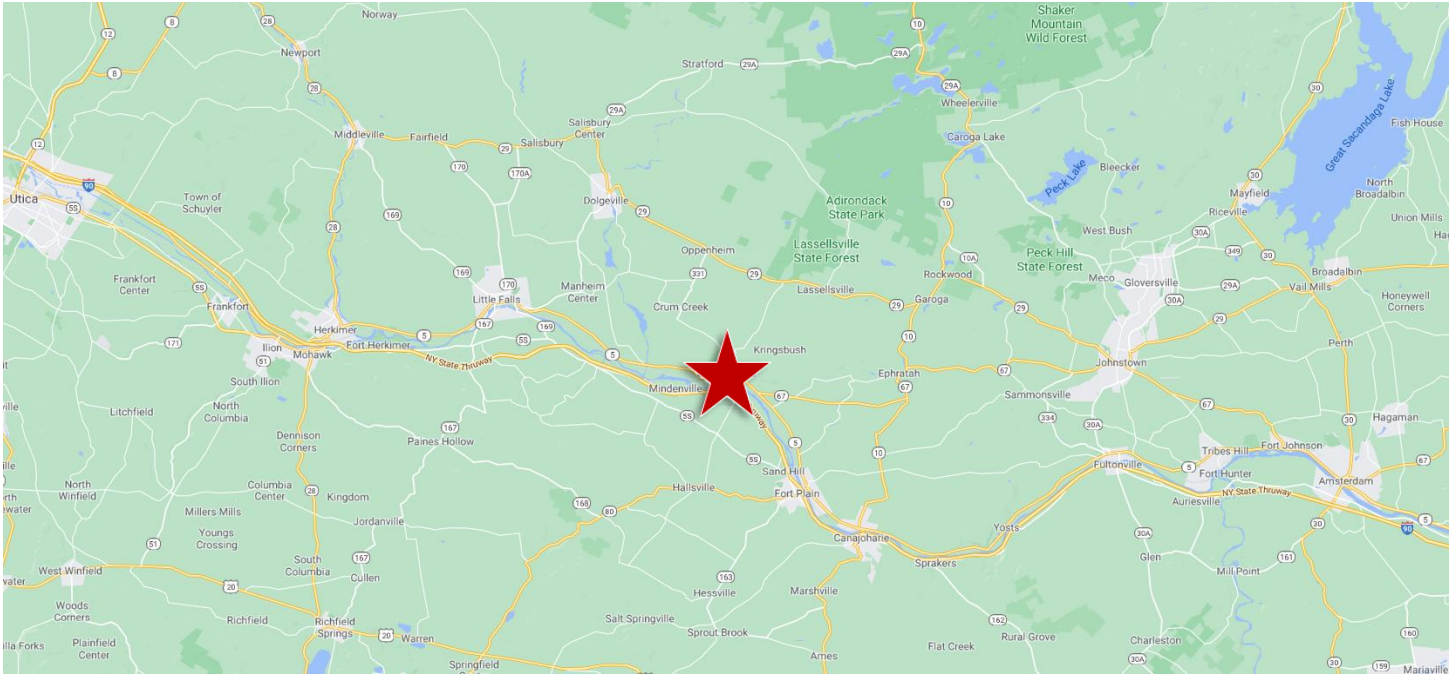
For more information, please contact:

JEFFREY D'AMORE, SIOR
 Executive Director
 Real Estate Broker
 +1 518 954 9160 (mobile)
jdamore@pyramidbrokerage.com

MICHAEL J. SAMPONE
 Associate Real Estate Broker
 +1 518 727 7561 (mobile)
msampone@pyramidbrokerage.com

40 British-American Boulevard
 Latham, New York 12110
 Phone: +1 518 489 9199
pyramidbrokerage.com

LOCATION MAP



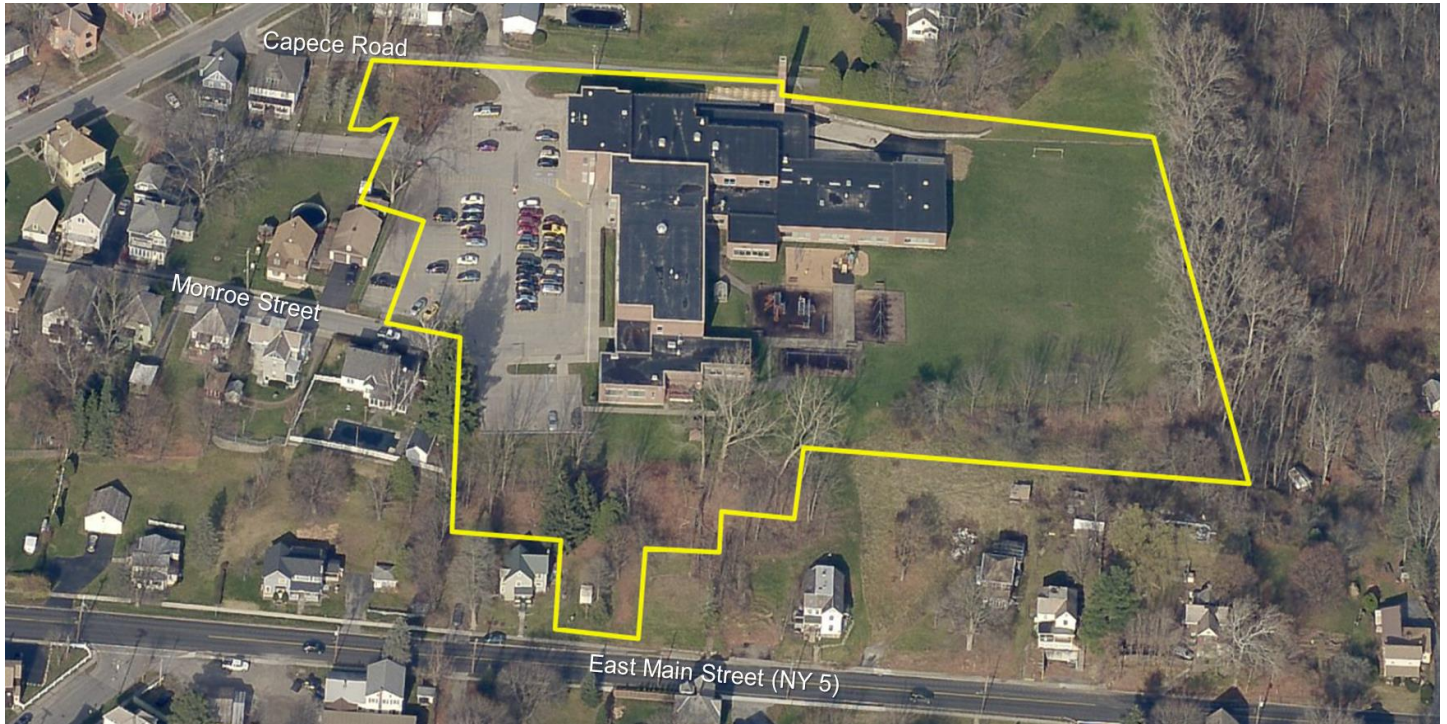
PROPERTY DESCRIPTION

Former David H. Robbins Elementary School is available for immediate sale. The 50,066± SF building consists of 25 classrooms, gymnasium with locker rooms, auditorium, cafeteria, and administrative offices. The property is 5.1± acres with ability to expand the building footprint or parking areas. Please contact Jeffrey D'Amore at (518) 954-9160 or Michael Sampone at (518) 727-7561 for more information and property tours.

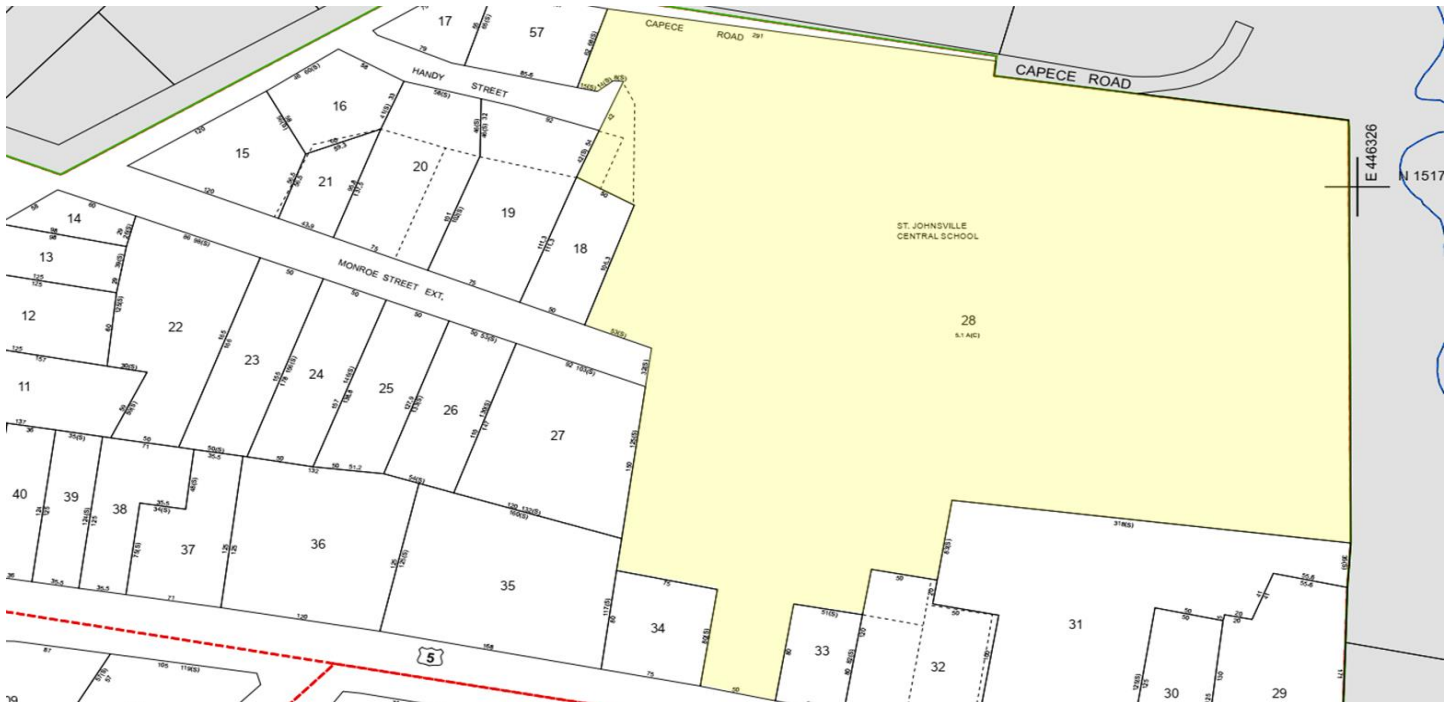
PROPERTY FEATURES

Property Name:	David H. Robbins Elementary School	Elevators:	1
Sale Price:	\$775,000	Zoning:	R-2
Lease Price:	\$4.95/SF NNN	Construction:	Brick/Masonry
Total Building SF:	50,066± SF	Roof:	Rubber
Acres:	5.1± AC	Ceilings:	9-12' Clear
Year Built:	1949	Tax ID:	273801 9.45-1-28
Stories:	2	Frontage:	291' on Capece Road
Parking:	Private/Ample	Utilities:	Municipal Water and Municipal Sewer

AERIAL



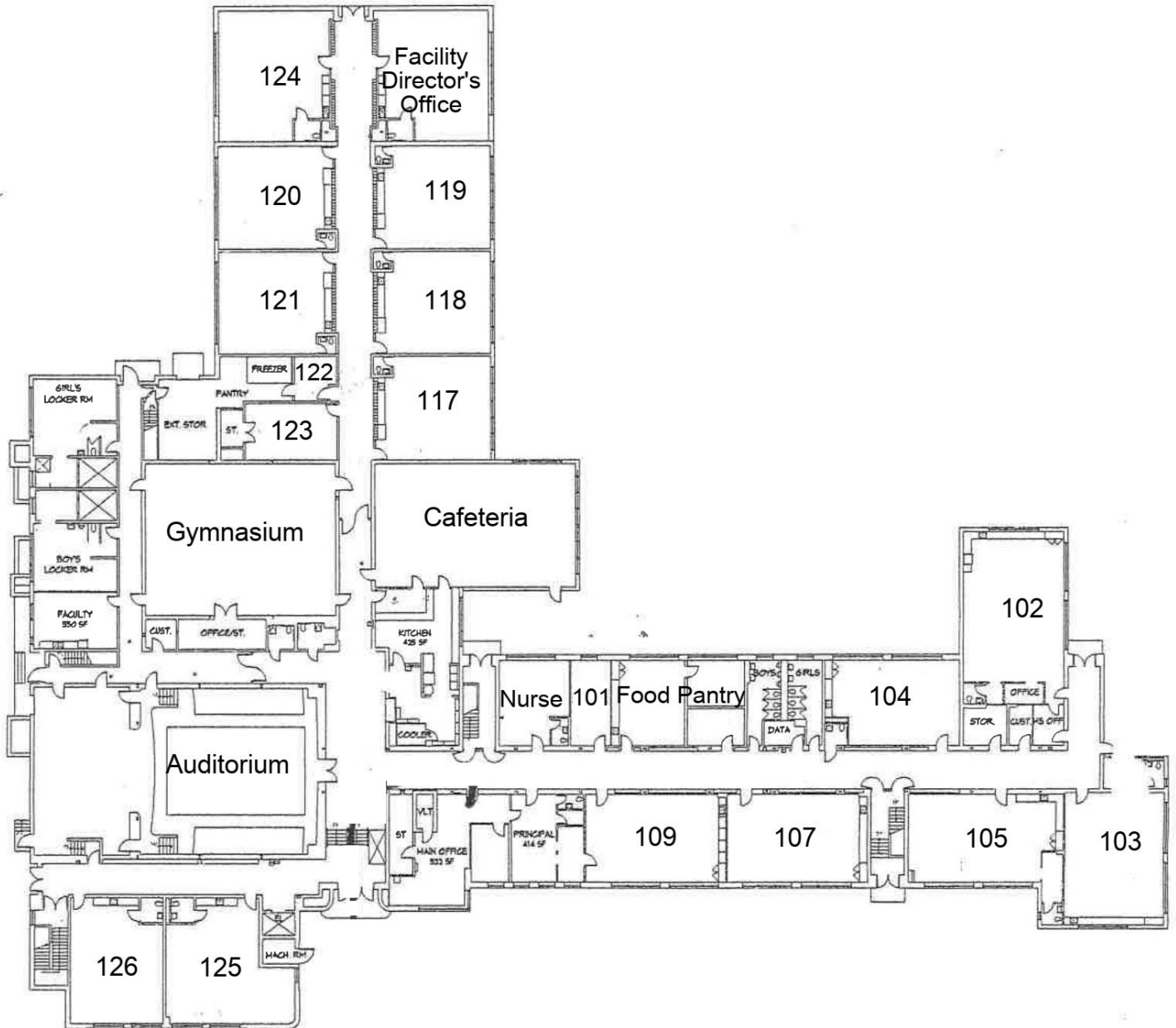
TAX MAP



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FLOOR PLAN – 1ST FLOOR



FLOOR PLAN – 2ND FLOOR





Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.