

FOR SALE

369 South Main Street

Gloversville, NY 12078



11,208± SF

Property Highlights

- Retail/Office/Mixed Use Property
- 4 Drive-in Doors
- Freight Elevator
- Former Electrical Supply Company
- Priced To Sell!
- Located on South Main Street between Gloversville and Johnstown
- Property provides easy access to heavily trafficked Route 30A and I-90 (NYS Thruway)
- Commercial Zoning Permits Many Uses  
<https://ecode360.com/11499076>

Demographic	1 Mile	3 Miles	5 Miles
Population	3,130	25,791	30,976
Households	1,284	11,236	13,049
Average H.H. Income	\$63,235	\$66,537	\$69,597
Total Businesses	209	1,240	1,391
Total Employees	2,283	14,076	16,286

Source: ESRI 2023

Traffic Counts	
S Main St & Harrison St	7,870 AADT
State Highway 30A & Saratoga Blvd	16,483 AADT

Source: NYS DOT 2023

Contact

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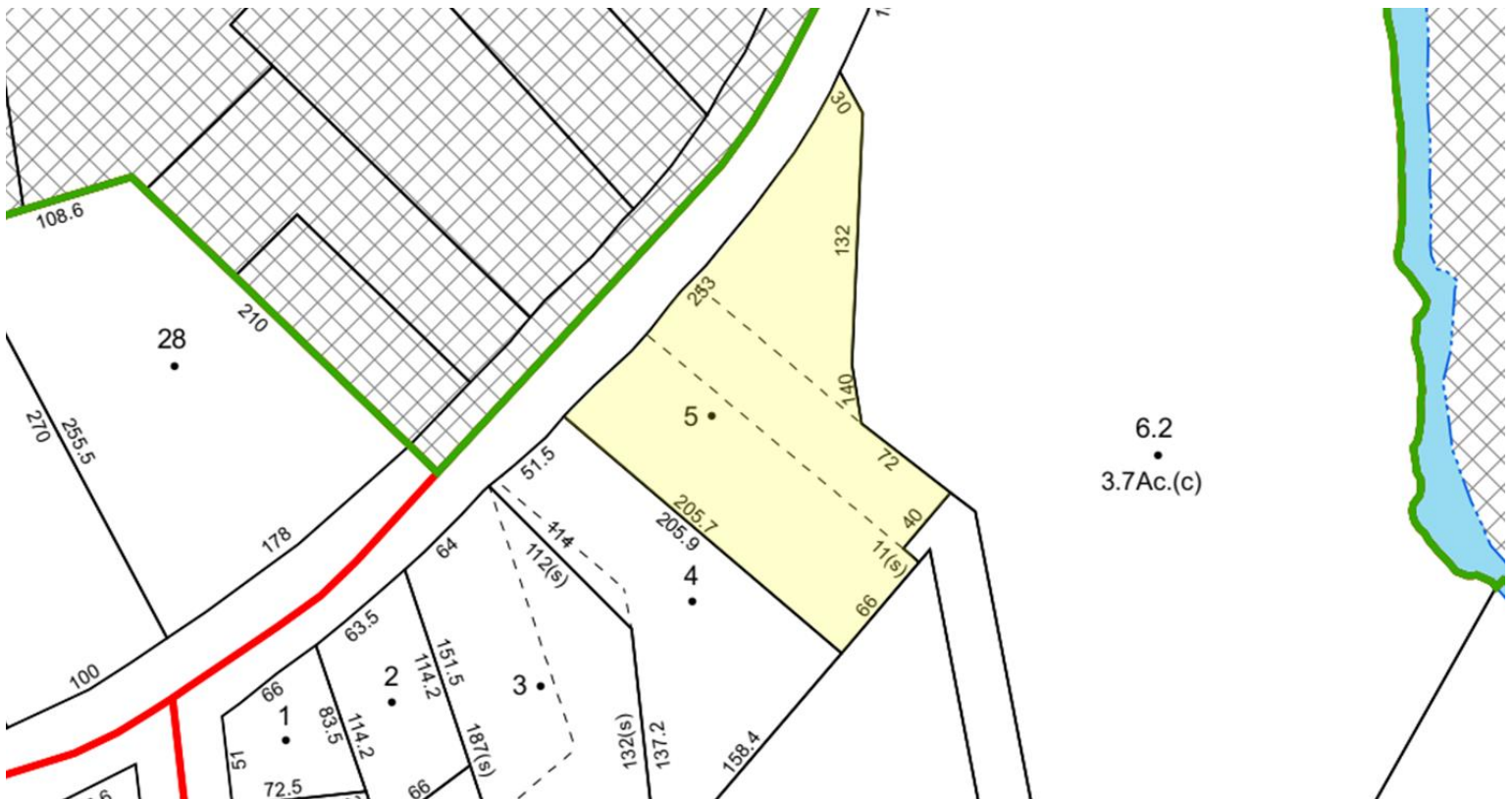
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**369 South Main Street | Gloversville, NY**

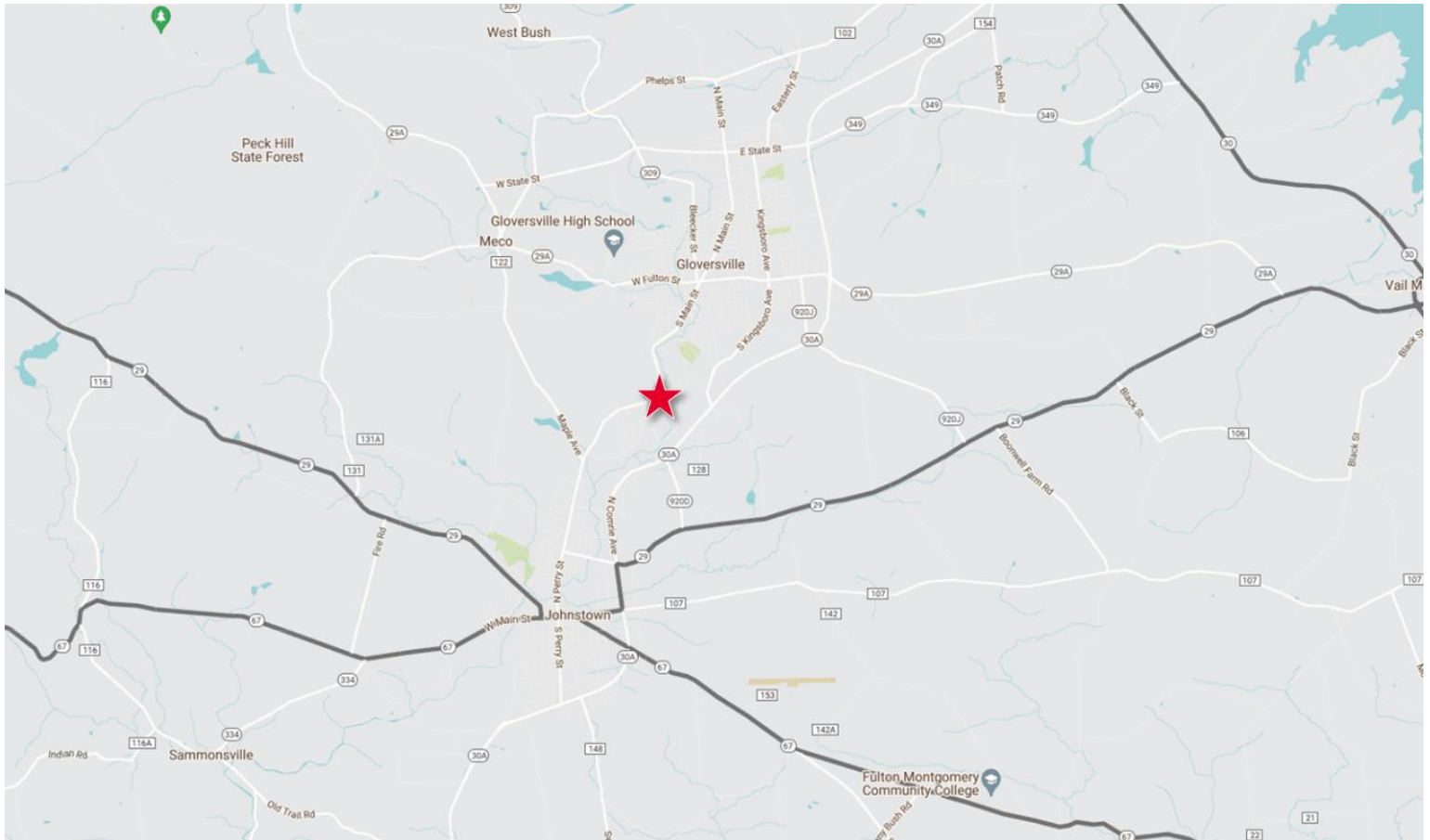


*Approximate plot lines; subject to verification of survey*



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**Property Highlights**

<b>County</b>	Fulton	<b>Stories</b>	2
<b>List Price</b>	\$225,000	<b>AADT</b>	7,890
<b>Property Type</b>	Retail/Office/Mixed Use	<b>Roof</b>	Rubber
<b>Total SF</b>	11,208± SF	<b>Construction</b>	Brick
<b>Land Area</b>	0.5± Acres	<b>Zoning</b>	Commercial
<b>Tax ID</b>	149.17-7-5	<b>Drive-in Doors</b>	4
<b>Year Built</b>	1950	<b>Elevator</b>	(1) Freight
<b>Parking</b>	30± Private Spaces	<b>Water</b>	Municipal
<b>Ceiling Height</b>	12'	<b>Sewer</b>	Municipal

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