



Pyramid Brokerage
Company



FOR SALE

**4788 CRETE BOULEVARD
PLATTSBURGH, NY 12901**

1,800± SF

**Convenience Store/Gas
Station Available**

Contact

APRIL L. MCFEE
Associate Real Estate Broker
+1 518 810 6622
amcfee@pyramidbrokerage.com

ADAM FIELD
Associate Real Estate Broker
+1 518 669 9930
afield@pyramidbrokerage.com

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

FOR SALE

4788 Crete Boulevard | Plattsburgh, NY



Property Description

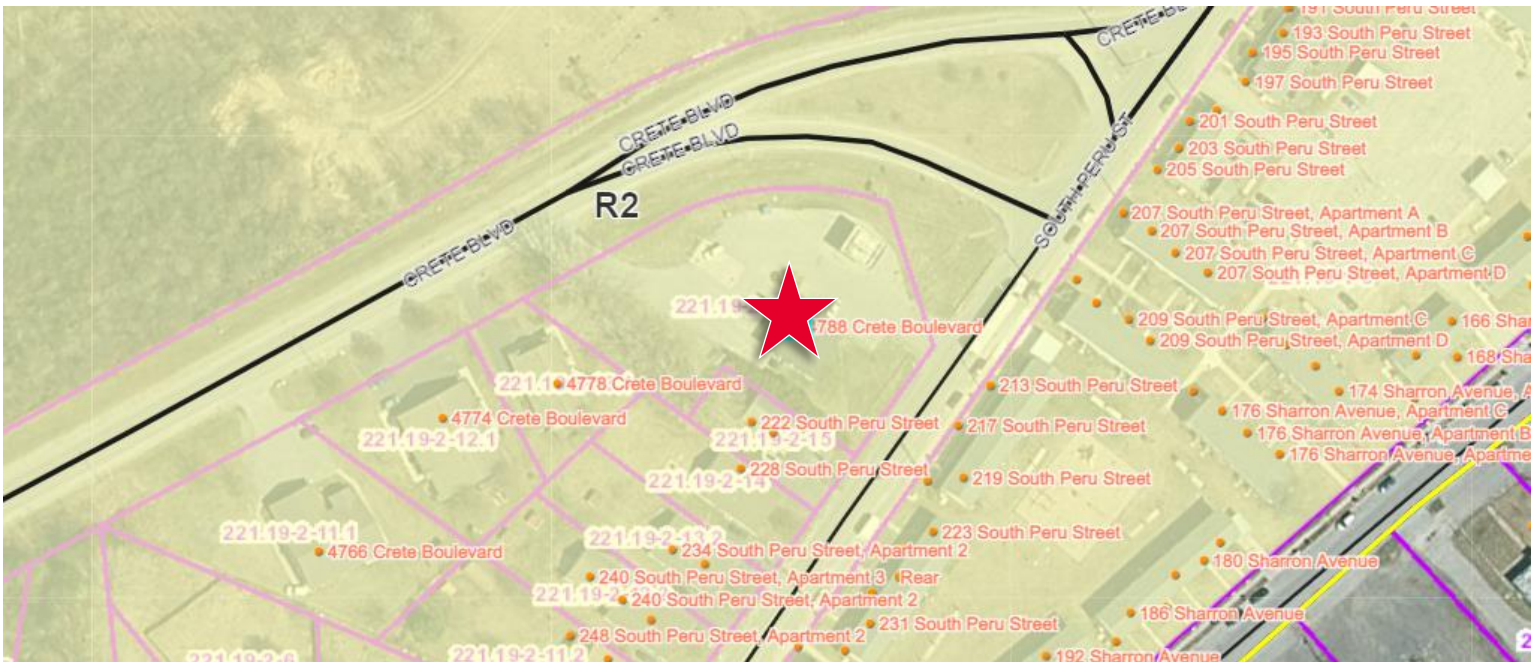
1,800± SF convenience store/gas station on 0.92± acres. NO GAS CONTRACT. Located on highly populated corner with streetlight. Value-add.

Property Highlights

County	Clinton	Tax ID	221.19-2-16
Year Built	1986	Bldg. Type	Free Standing
Total Building SF	1,800± SF	Roof	Shingle
Land Area	.92± Acres	Construction	Brick
Ceiling Height	12'	Zoning	R2
Stories	1	Taxes	\$5,800 (est.)
Parking	15± Spaces	Utilities	Municipal Water & Sewer

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R-2 General Residential: The R-2 Residential District comprises most of the Town's developable land outside of its commercial and industrial core. Most of the R-2 District is not served by public water and sewer. The R-2 District provides for a variety of housing types, including one and two-family homes, apartments and townhouses, as well as agricultural uses and other low-impact, compatible uses.

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Demographics
(Ring of 5 Miles)

Restaurants

Company/Business Name	Direction	Distance
3WIRE SERVICE	SE	0.4
WEST SIDE BALLROOM	SE	0.6
CLARE & CARL'S HOT DOG STAND	E	0.8
NORMA J'S	NE	0.8
BURGER KING	E	0.8
JADE GARDEN CHINESE RESTAURANT	NE	0.9
MCSWEENEYS RED HOTS	E	0.9
SUBWAY	NE	0.9
SAMUEL D'S	N	1.4
CHUCK WAGON	N	1.5

GENERAL DEMOGRAPHICS

31,317
2022 Total Population (Esri)

13,689
2022 Total Households (Esri)

2.08
2022 Average Household Size (Esri)

1,745
2022 Total (SIC01-99) Businesses

27,409
2022 Total (SIC01-99) Employees

Traffic Data

Street name	Cross street	Traffic volume	Direction	Distance
Crete Boulevard	S Peru St	7,751	NE	0.0
State Hwy 22	S Peru St	8,710	NE	0.0
South Peru Street	S Catherine St	5,314	NE	0.1
S Peru St	S Acres Rd	2,856	NE	0.3
State Hwy 22	Arizona Ave	8,820	W	0.3

INCOME

\$58,505
Median Household Income

\$34,465
Per Capita Income

\$71,844
Median Net Worth

HEALTH CARE EXPENDITURE

\$1,879
Medical Care

\$3,618
Annual Health Insurance Expenditures

HOTELS & LODGINGS

17
Hotel/Lodging Businesses (SIC)

\$9,983
Hotel/Lodging Sales (\$000) (SIC)

332
Hotel/Lodging Employees (SIC)

RETAIL TRADE

1,269,902
2022 Retail Trade (SIC52-59) Sales (\$000)

416
2022 Retail Trade (SIC52-59) Businesses

6,824
2022 Retail Trade (SIC52-59) Employees

SERVICES SUMMARY

705
Service Businesses (SIC)

\$868,169
Service Sales (\$000) (SIC)

12,364
Service Employees (SIC)

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