

FOR SALE OR LEASE

21299 NYS Route 22

Hoosick Falls, NY 12090



Former Dollar Tree Available

8,000± SF

Property Highlights

- Former Dollar Tree
- Freestanding Pre-engineered Metal Building
- No Wetlands
- Excess land for potential building expansion, parking, or yard space in rear (land would need to be cleared)
- Available June 2023
- Conveniently situated near the New York/Vermont border in the heart of the Town of Hoosick
- Great Retail Exposure
- Site is positioned just North of the Hoosick Falls Jr./Sr. High School and South of the Village of Hoosick Falls.

Demographic	1 Mile	3 Miles	5 Miles
Population	406	4,817	7,162
Households	158	1,943	2,826
Average H.H. Income	\$83,318	\$84,480	\$86,051
Total Businesses	19	146	213
Total Employees	227	1,348	1,855

Source: ESRI 2023

Traffic Counts	
NY 22 & River St	4,764 AADT
NY 22 & Mapletown Rd	4,194 AADT

Source: NYS DOT 2023

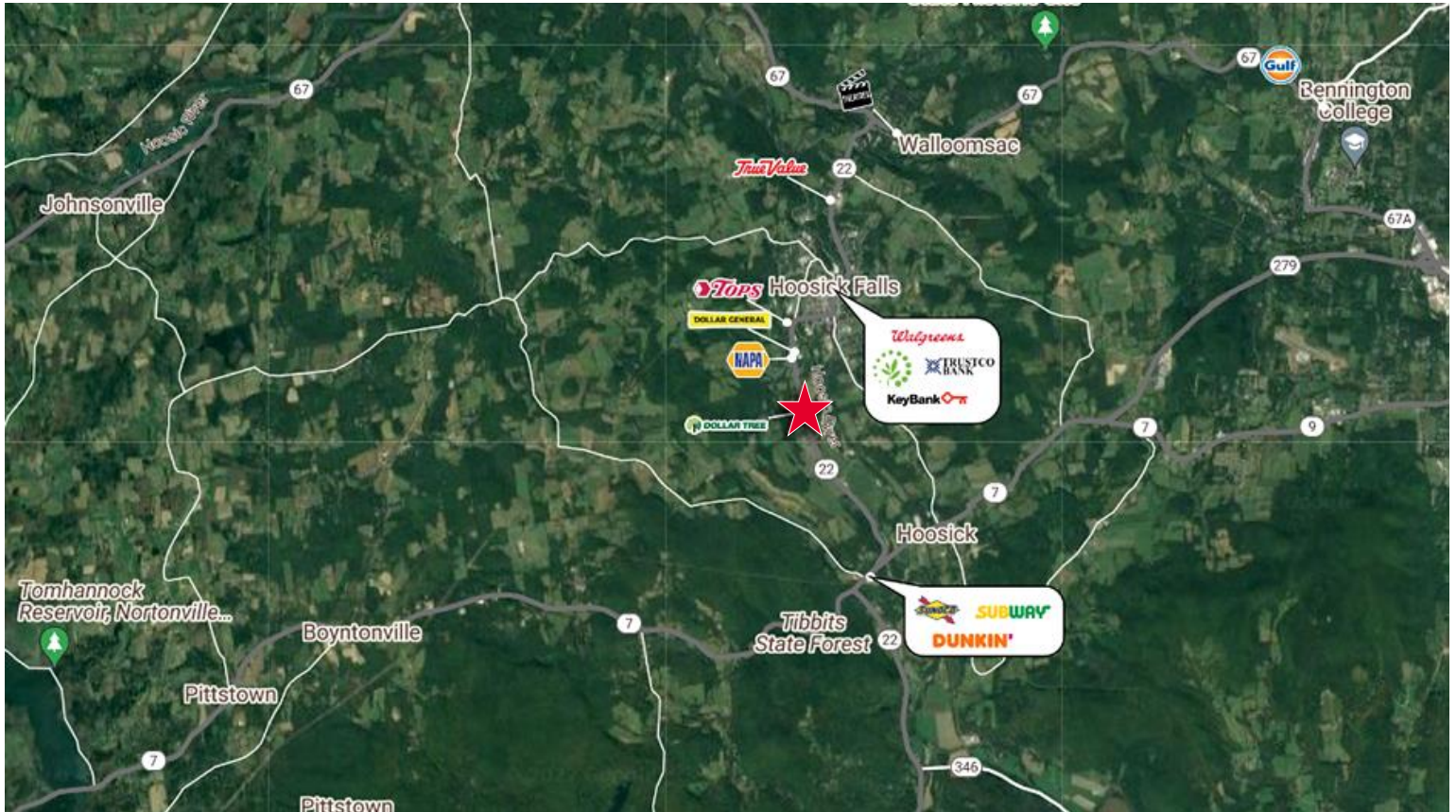
Contact

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Property Description

Currently a Dollar Tree. 8,000± SF Available for occupancy June 1st, 2023. Please contact listing agent for tours and additional property information.

Property Highlights

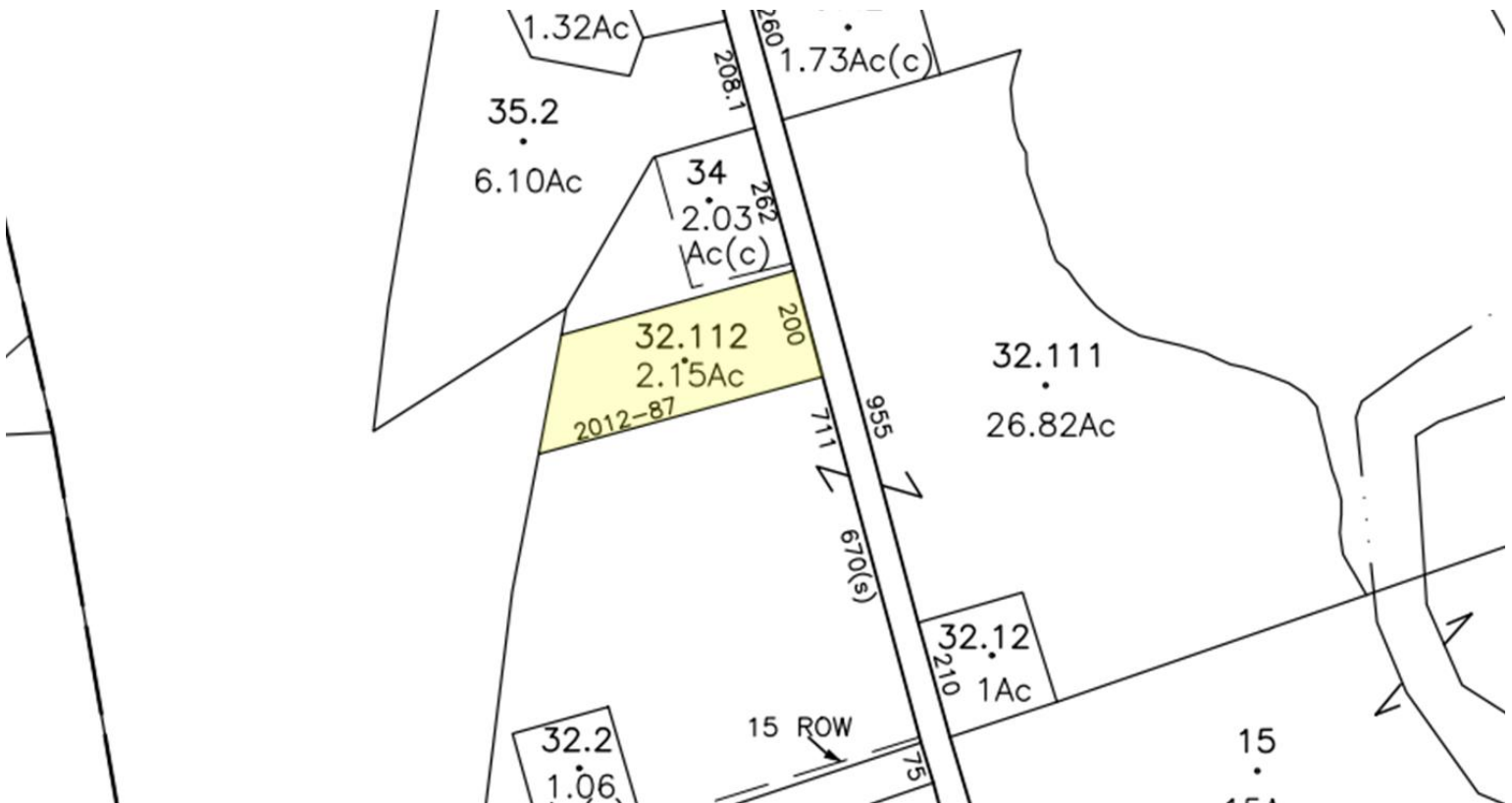
County	Rensselaer	Tax ID	37.-2-32.112
Year Built	2013	Zoning	Light Industrial/ Commercial
Total Building SF	8,000± SF	Taxes	\$37,958.60 (Est. 2020)
Land Area	2.15± acres	Assessed Value	\$1,200,000 (2021)
Parking	45± Spaces	Signage	Building & Monument
Ceiling Height	15'9"	Alarm	Yes
Tax ID	37.-2-32.112	Construction	Metal
Floors	1	Utilities	Municipal Water Septic Propane Gas

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Approximate plot lines, subject to verification of survey



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