

FOR SALE

32 Center Street

Amsterdam, NY 12010



Multi-family Available

4,830± SF

Property Highlights

- Excellent 4 Family House
- Well Maintained
- 100% Occupied
- Quiet Residential Neighborhood
- Zoning: MDN District (Medium Density Neighborhood District)
- Tax ID: 55.50-1-41
- Easy access to NYS Thruway (I-90) via Exit 27

Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	7,495	21,218	26,789
Households	3,059	8,742	11,135
Average H.H. Income	\$54,331	\$66,673	\$72,295
Total Employees	3,805	12,035	14,705
Total Businesses	347	788	957

Source: ESRI 2023

Traffic Counts	
NY 30 & NY 5	19,104 AADT
ERIE Street & Bridge Street	1,456 AADT

Source: NYS DOT 2023

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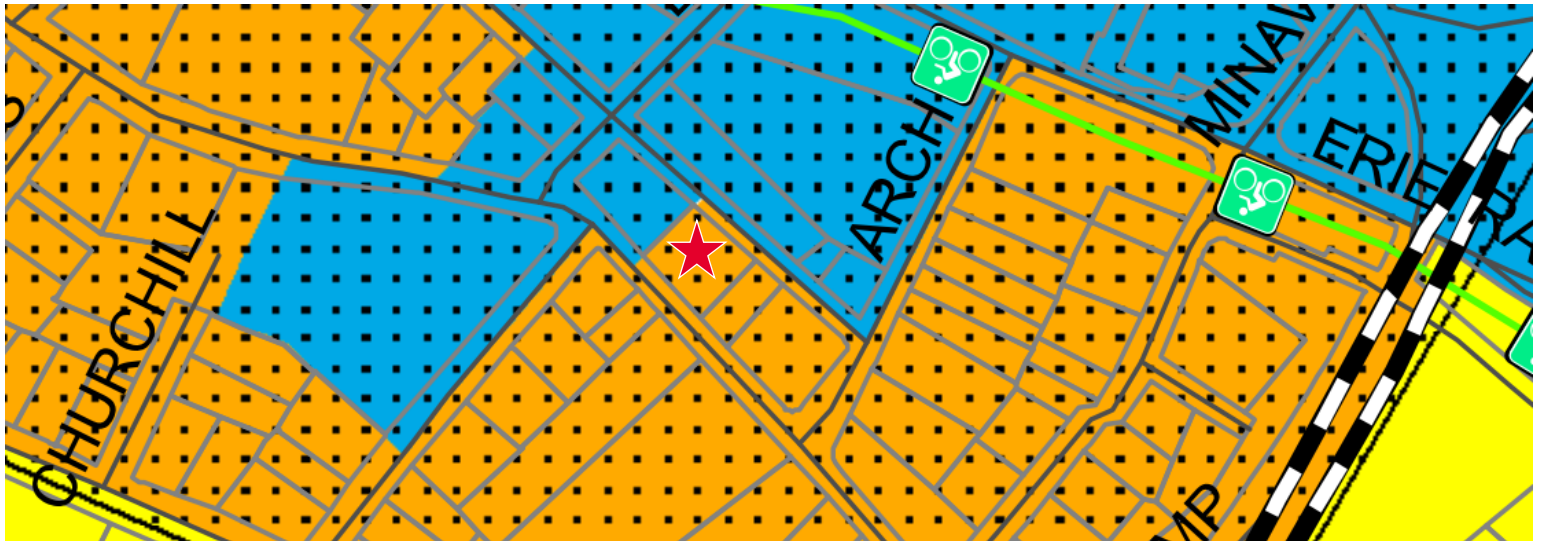




Property Highlights

County	Montgomery	Tax ID	55.50-1-41
Total Building SF	4,830± SF	Parking	5± Spaces, Private
Sale Price	\$250,000	# of Units	4
Acres	0.18±	Roof	Asphalt
Year Built	1920	Construction	Wood
Floors	2	Taxes	\$8,500 (est. 2022)
Cap Rate	10.37%	Zoning	Medium Density Neighborhood District
Occupancy	100%	Utilities	Municipal Water & Sewer

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-  Medium Density Neighborhood
-  Historic Resources Overlay Zone

MDN(MDN) District: The Medium Density Neighborhood District is generally located in older, more urban areas of the City, have smaller lots and contain a mixture of single-family and duplex dwelling units. The regulations set forth in this district are intended to promote diversity of residential types while preserving a scale of design and a variety of densities.