



18,432± SF Retail Plaza for Sale or Lease

PROPERTY HIGHLIGHTS

- Perfect for owner/user to supplement income
- Flexible space opportunities to fit tenant needs
- Suites 2, 4, and 5 Available for Lease
- Brand New Roof
- Located in Ravena Business District
- Centrally Located
- Great exposure along 9W
- Excellent Highway Accessibility

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	3,404	9,682	20,909
Households	1,397	3,982	8,580
Average HH Income	\$71,684	\$79,504	\$83,684
Total Businesses	124	338	687
Total Employees	759	2,394	5,127

Source: ESRI, 2021

Traffic Counts	
US Hwy 9w & Oakbrook Manor	8,540 AADT
New York State Thruway & Main St	40,887 AADT

Source: NYS DOT, 2021

For more information, please contact:

JARED SKAARUP
Real Estate Salesperson
+1 518 466 8656 (mobile)
jkskaarup@pyramidbrokerage.com

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



PROPERTY DESCRIPTION

18,432± SF retail plaza located in the Ravena Business District. Perfect for owner/user to supplement income. Available suites of 7,768± SF, 2,264± SF and 2,128± SF. Max contiguous space is 10,032± SF.

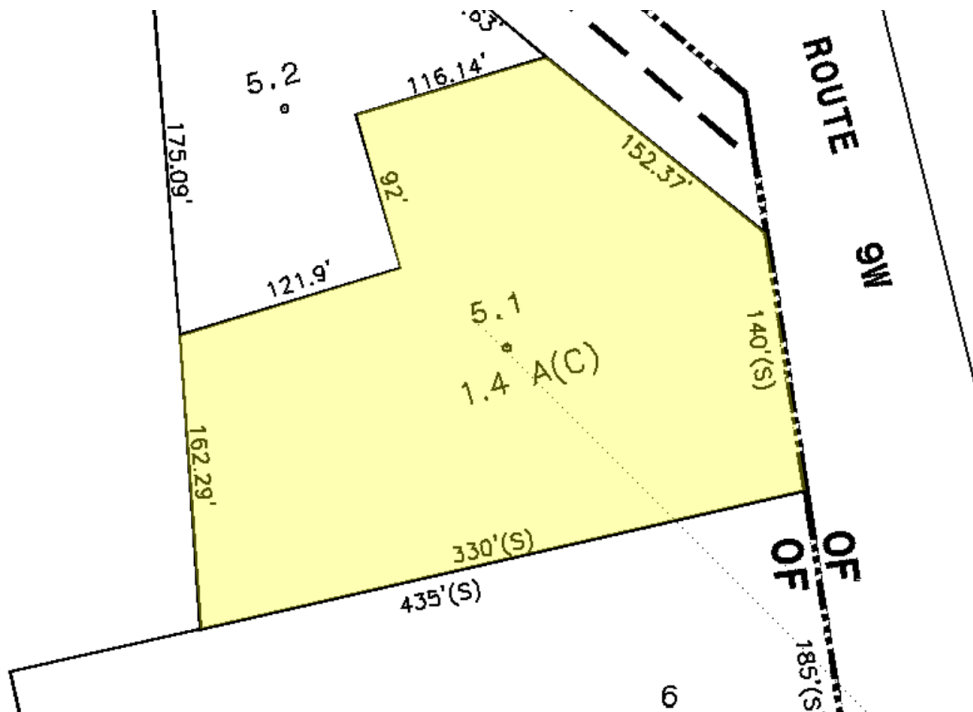
PROPERTY FEATURES

County:	Albany	Frontage:	292 (RT 9W)
Locale:	Ravena Business District	At Grade Doors:	2 (10'x9' and 10'x6')
Sale Price:	Negotiable	Ceiling Height:	10'
Total Bldg. SF:	18,432± SF	Tax ID:	168.9-2-5.1
Available SF:	12,160± SF	Taxes:	\$31,793 (Est.)
Acres:	1.4± AC	Construction:	Block
Year Built:	1993	Roof:	Rubber (New – 2021)
Parking:	30± Spaces	Utilities:	Municipal Water & Sewer GFHA
Stories:	1		

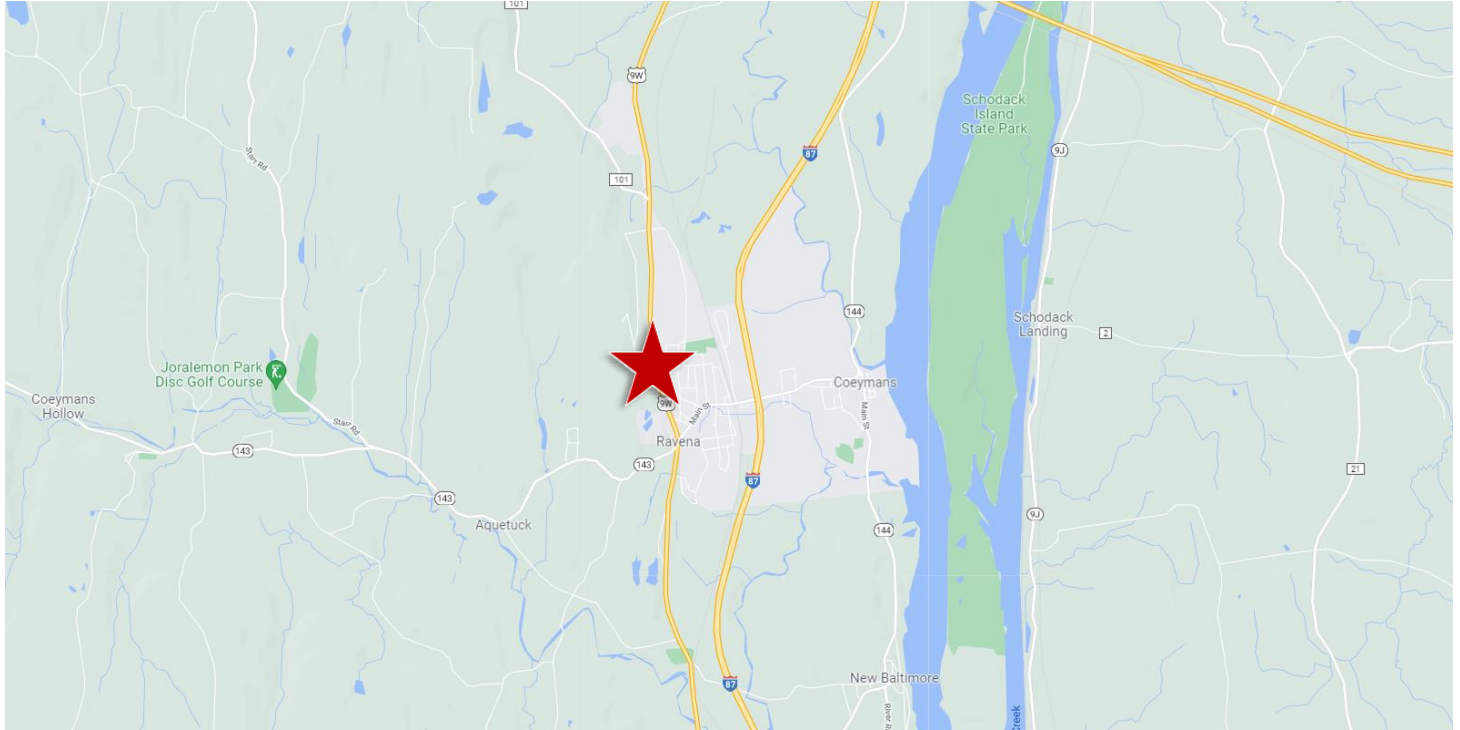
AERIAL



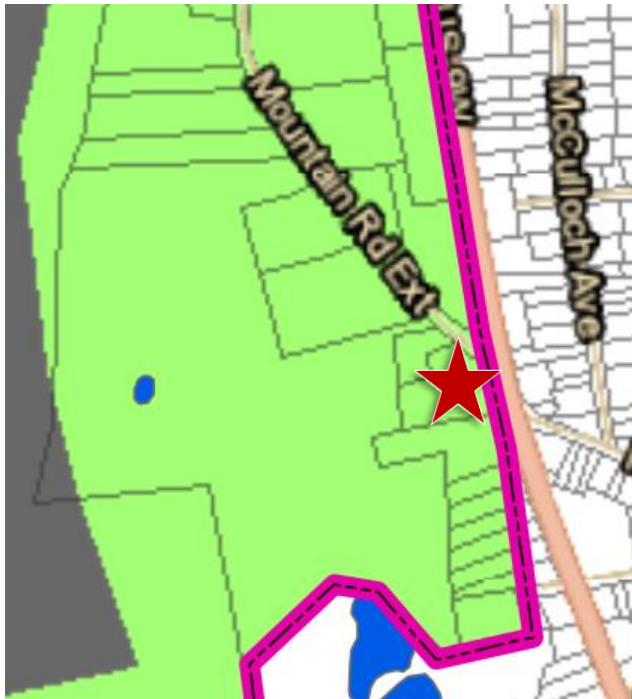
TAX MAP



LOCATION MAP















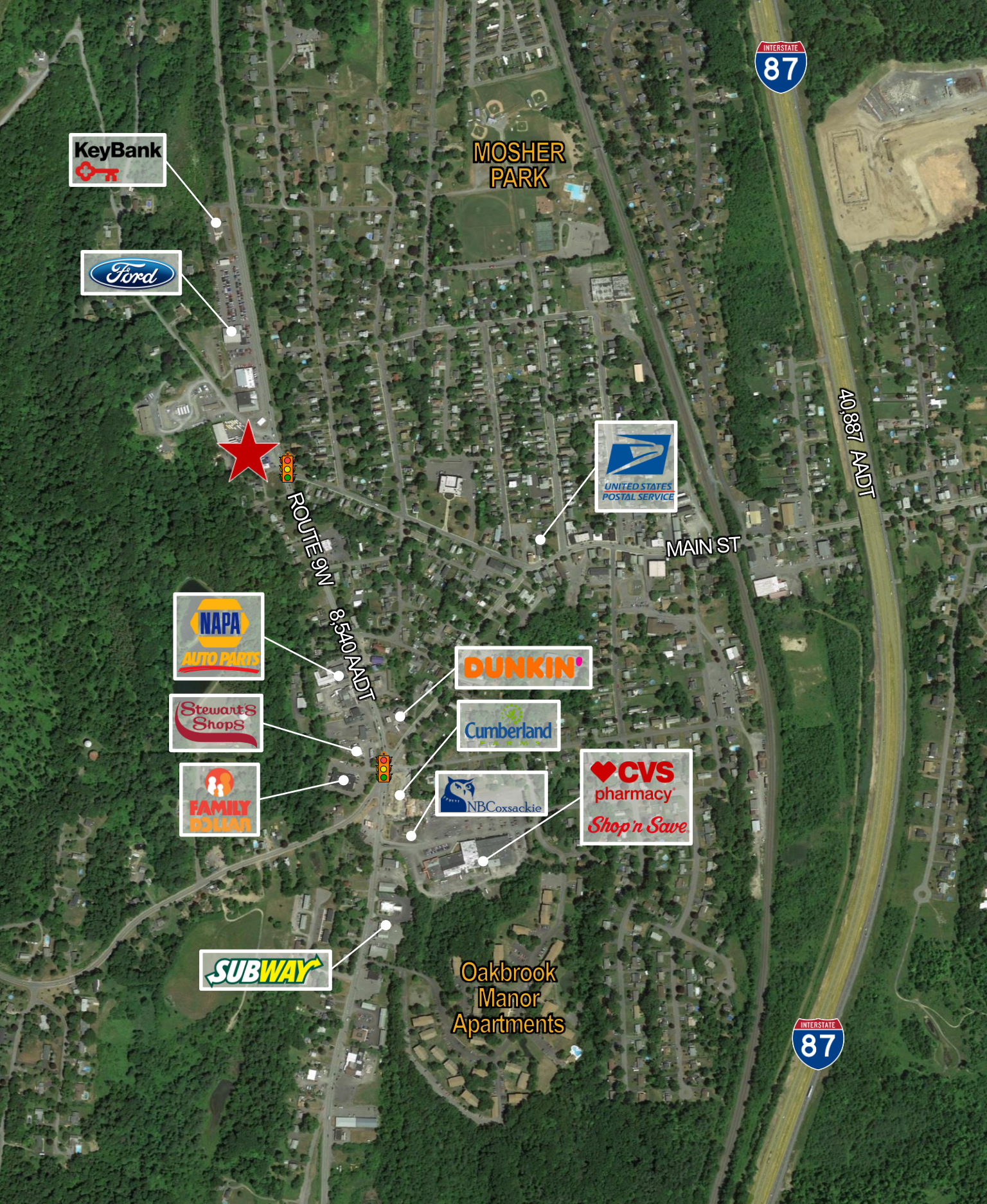
ZONING MAP



Town of Coeymans 2015 Zoning Map

Zoning

	RA		B-1		I-2
	R1		CF-1		I-3P
	R2		CF-2		I-B
	R3		I		
			R4		



MOSHER PARK



MAIN ST

40,887 ADT



ROUTE 9N

8,540 ADT



Oakbrook Manor Apartments



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