



## 8,052± SF RETAIL/OFFICE FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS

- Ideally Suited for Retail or Professional Office Space
- Municipal Water & Sewer
- 35± Parking Spaces
- Gas Hot Air Heat
- Central Air Conditioning
- Ceiling Height: 16'
- Handicap Accessible
- Built in 1992
- Excellent Condition, offered "as is"
- Currently Vacant

| Demographic       | 0-1 Mile | 0-3 Miles | 0-5 Miles |
|-------------------|----------|-----------|-----------|
| Population        | 6,929    | 29,654    | 56,913    |
| Households        | 2,945    | 12,477    | 23,894    |
| Average HH Income | \$59,724 | \$59,697  | \$63,581  |
| Total Businesses  | 133      | 967       | 1,911     |
| Total Employees   | 1,694    | 16,073    | 31,739    |

Source: ESRI, 2021

### Traffic Counts

|                                |             |
|--------------------------------|-------------|
| Clizbe Avenue & Hewitt Street  | 5,937 AADT  |
| Market Street & Academy Street | 16,389 AADT |

Source: NYS DOT, 2021

For more information, please contact:

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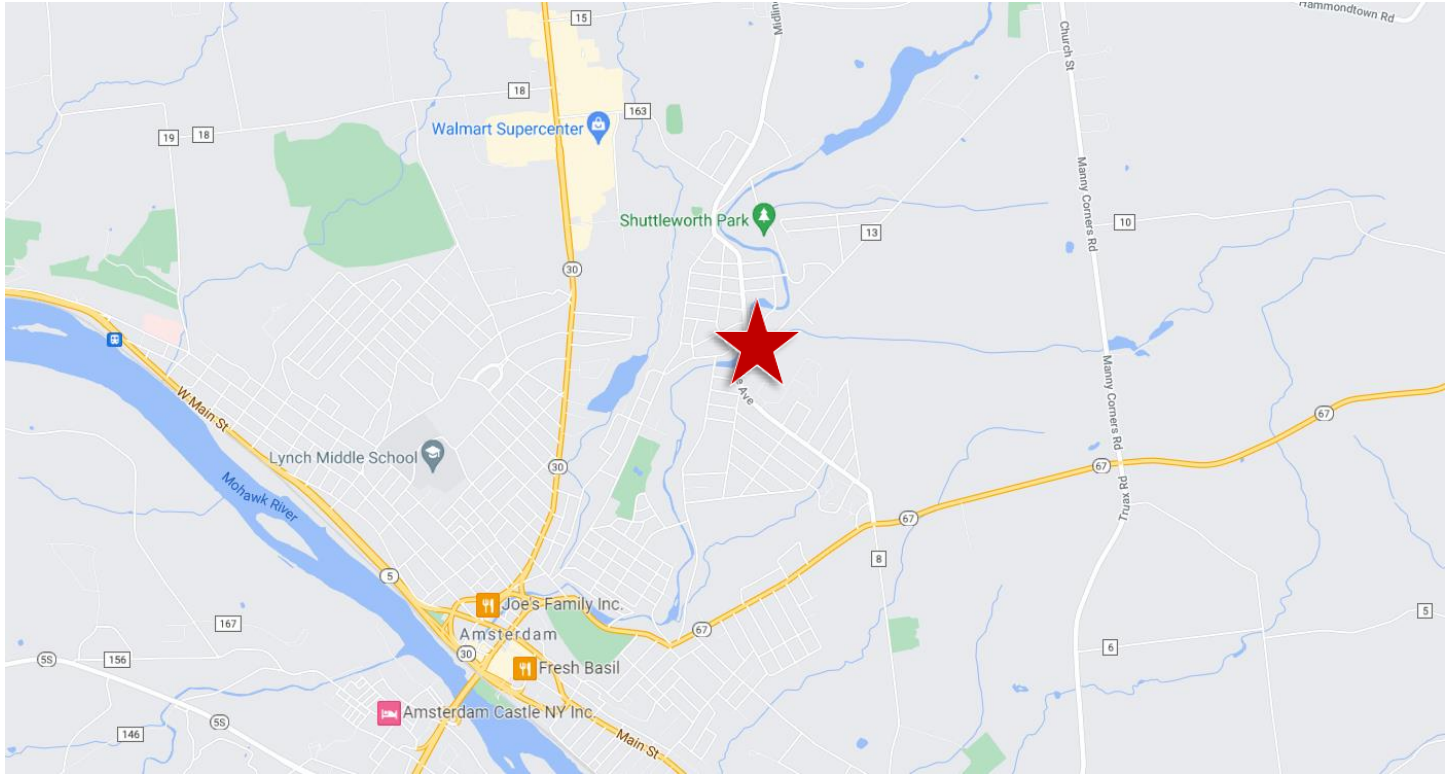
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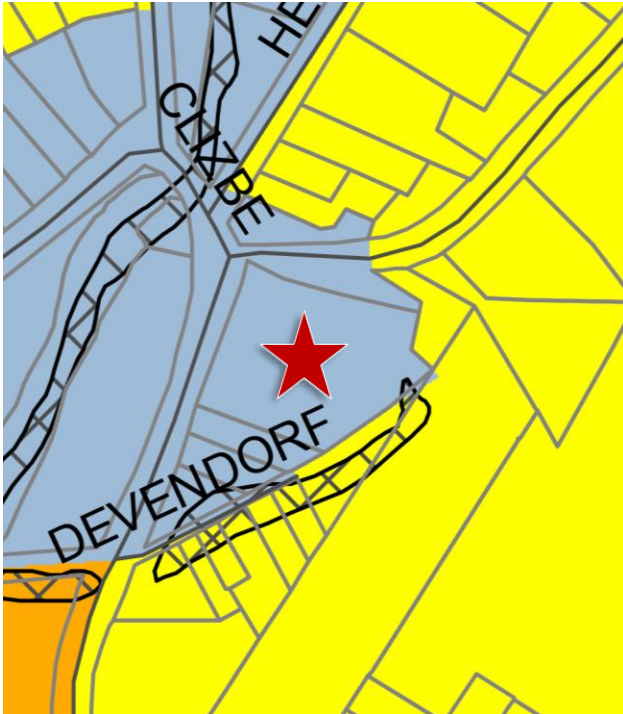
**LOCATION MAP**



**PROPERTY FEATURES**

|                        |                           |                        |  |
|------------------------|---------------------------|------------------------|--|
| <b>County:</b>         | Montgomery                | <b>Current Use:</b>    | Store/Office Mixed Use                               |
| <b>Sale Price:</b>     | \$525,000                 | <b>Zoning:</b>         | Commercial   |
| <b>Lease Rate</b>      | \$6.00/SF NNN + Utilities | <b>Ceiling Height:</b> | 16'  |
| <b>Total Bldg. SF:</b> | 8,052± SF                 | <b>Tax ID:</b>         | 40.14-2-3  |
| <b>Acres:</b>          | 1.2± AC                   | <b>Construction:</b>   | Concrete   |
| <b>Year Built:</b>     | 1992                      | <b>Roof:</b>           | New  |
| <b>Parking:</b>        | 35± Spaces                | <b>Utilities:</b>      | Municipal Water & Sewer<br>GFHA<br>A/C – 3 Roof Unit |
| <b>Stories:</b>        | 1                         |                        |  |

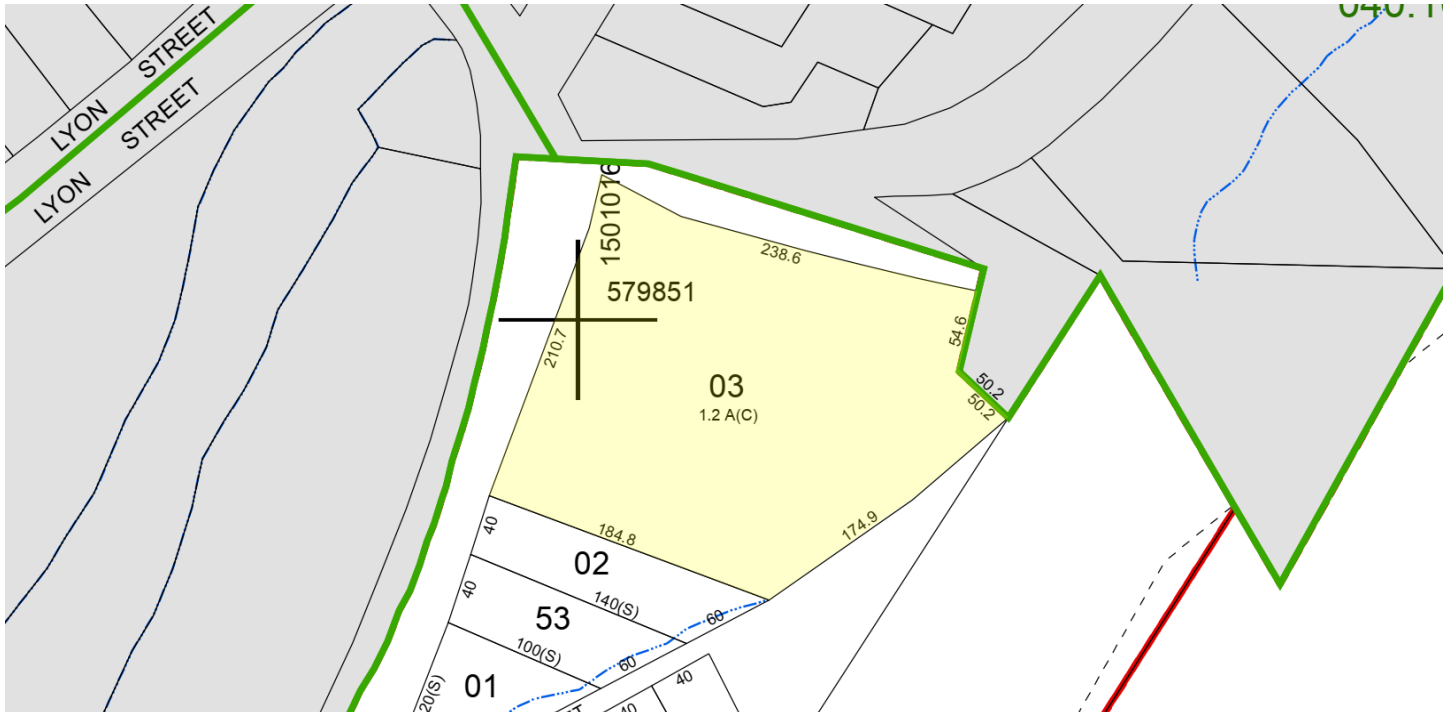
**AERIAL**



**City of Amsterdam Zoning Map**

- Low Density Neighborhood
- Medium Density Neighborhood
- Medical Residential Neighborhood
- Downtown Core
- Employment District
- Commercial Corridor
- Light Industry District
- Greenway Corridor Overlay Zone
- Historic Resources Overlay Zone
- Gateway Overlay Zone
- Roads
- NYS Thruway

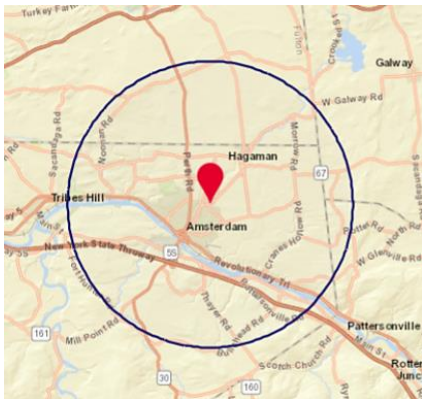
**TAX MAP**



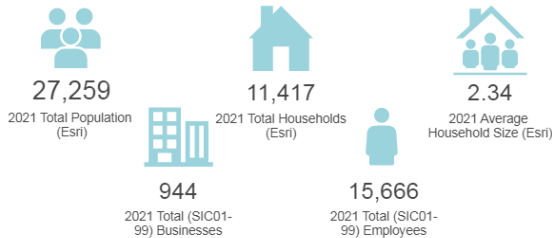
**AERIAL**



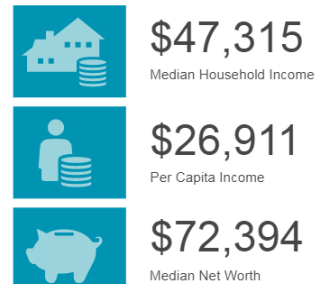
**DEMOGRAPHICS**  
 Ring of 5 Miles



**GENERAL DEMOGRAPHICS**



**INCOME**



**Restaurants**

| Company/Business Name         | Direction | Distance |
|-------------------------------|-----------|----------|
| EUROPA CAFE                   | SW        | 0.3      |
| MUNDOS CAFE & RESTAURANT CORP | SW        | 0.6      |
| WENDY'S                       | NW        | 0.9      |
| MT FUJI JAPANESE STEAK HOUSE  | NW        | 0.9      |
| PEKING CHINESE RESTAURANT     | SW        | 0.9      |
| SUBWAY                        | NW        | 1.0      |
| MC DONALD'S                   | SW        | 1.0      |



**HOTELS & LODGINGS**



**RETAIL TRADE**



**SERVICES SUMMARY**



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