

FOR  
SUBLEASE

# 9 NORTH MAIN STREET

VILLAGE OF BROADALBIN, NEW YORK 12025

Retail 24/7.



## FORMER BANK BRANCH AVAILABLE FOR SUBLEASE...

**FEATURES:** ±1,288 SF former Citizen's Bank branch building with drive-through available for sublease in the Fulton County, Village of Broadalbin

**LOCATION:** Route 29 west to Town of Broadalbin; turn right onto North Main Street.

**UTILITIES:** Municipal water and sewer

**ZONING:** Business

**PRICE:** For lease at \$7/SF NNN + utilities

Tax ID#: 137.15-7-12  
13 Assessment: \$245,000  
Equalization Rate: 92%  
14 Gen Tax: \$3,728.20  
13/14 School: \$4,685.39  
Combined Tax: \$8,413.59

- Term runs through 7/31/21
- ±0.46 acre site
- Parking for ±5 vehicles
- Basement has storage area and break room for employees
- Municipal lot directly behind the bank
- Central Air Conditioning
- 200 amp / 3 phase power

PRELIMINARY

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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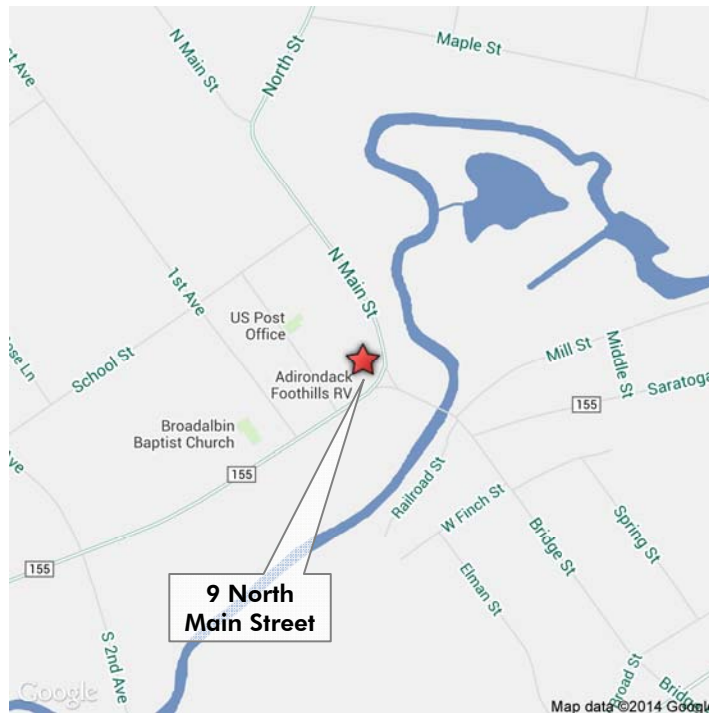
Retail **24/7.**

## DEMOGRAPHICS

### 2013 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>POPULATION</b>	1,597	5,364	12,392
<b>MEDIAN HOUSEHOLD INCOME</b>	\$52,317	\$51,733	\$51,481

## LOCATION MAP



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